

September 23, 2014

Re: 6141 SW Canyon Court
Portland, Oregon 97221

Dear Planning and Sustainability Commission:

My name is Nader Rassouli. I moved to Portland from Iran at the age of 14 and became a United States Citizen. I have now resided in Portland for 36 years and have been practicing dentistry for the last 21 years in the Sylvan area. Presently I have a 1.28 acre parcel in the Sylvan area which has a R-20 zoning. My request is to include this property in the comprehensive city plan review in order to modify the existing zoning to R-2 (low density multi-dwelling). My reasoning for this request is as follows:

1. The property is directly adjacent to Highway 26.
2. The property is in close proximity to public transportation.
3. The existing property is flat with 180 degree views of the valley.
4. Commercial properties are within 475 feet west of the property.
5. Fire Station is within 1,200 feet east of the property.
6. Gas Stations, Starbucks, Pizzicato, Convenient Store, Subway Sandwich Shop, and Dry Cleaners are within 1,086 feet east of the property.
7. Other Condominiums are within 528 feet west and 1,150 east of the property.
8. This property was originally a part of Multnomah County with rural zoning and was annexed to Portland after Portland's adoption of its Comprehensive Plan and given a very low density zone similar to the county zone. The property is now in an urban area with urban services and needs an urban designation.

My plan is to develop this parcel into a thriving multi-family campus and with all the social and community services in such a close proximity, it will be an enhancement to the city. Thank you for your consideration.

Sincerely,

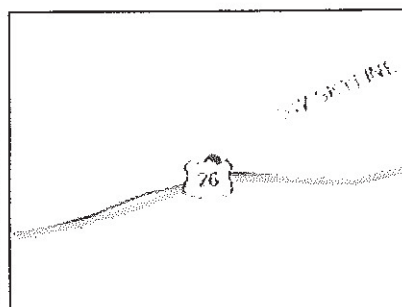


Nader M. Rassouli
5440 SW Westgate Drive, Suite 360
Portland, Oregon 97221

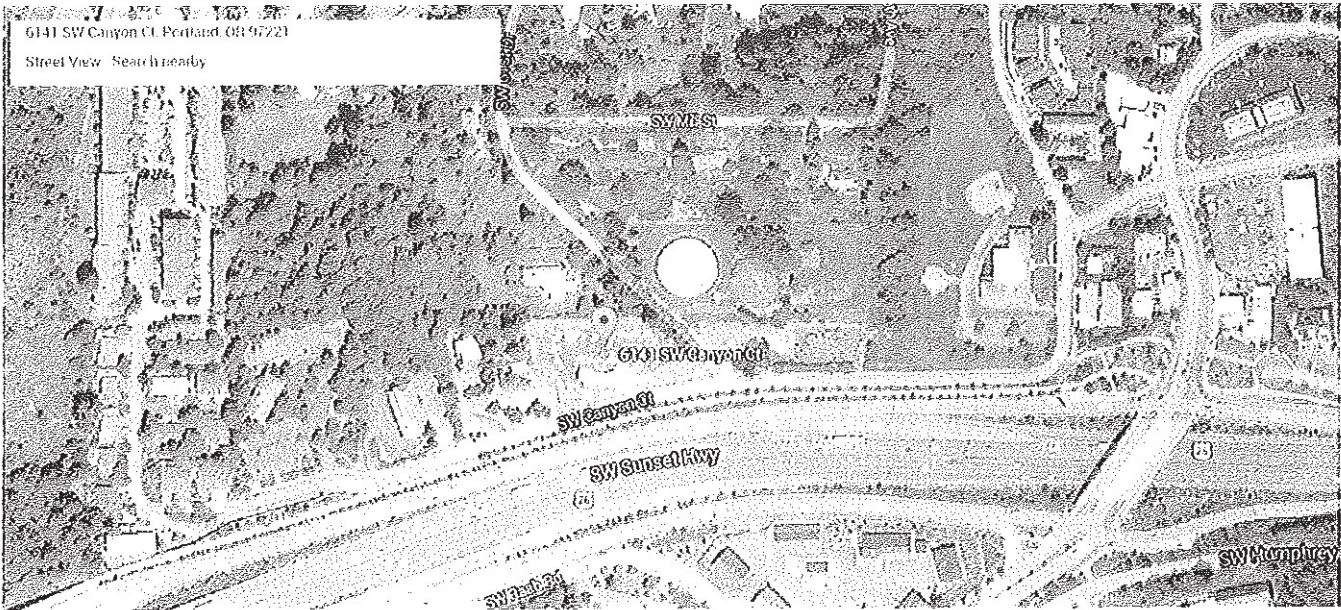
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6141 SW CANYON CT
PORTLAND, OR 97221

Description	SINGLE FAMILY RESIDENTIAL
Size	2,105 square feet
Number of Bedrooms	
Bathrooms	TWO FULL BATHS, ONE HALF BATH

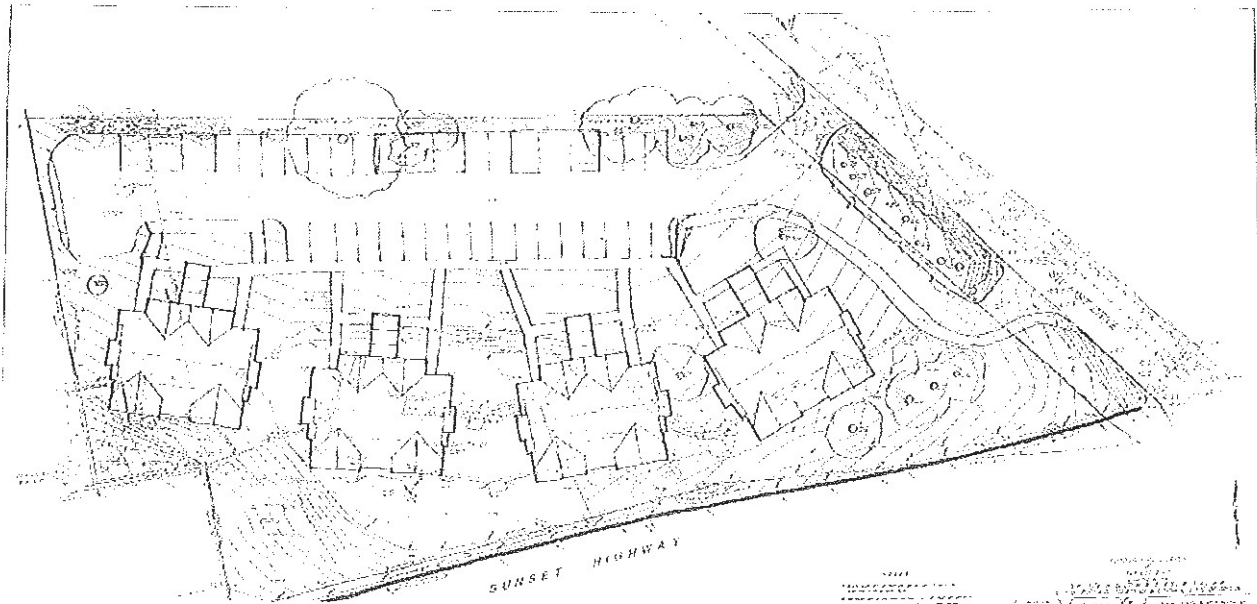


Property Map	
Property Value (2013)	
Market Value \$613,860.00	
Assessed Value \$323,690.00	
Taxes (2013)	
Property Taxes \$5,748.24	
Total Taxes \$5,748.24	
Misc Info	
Year Built 1953	
Foundation Type Concrete	
Interior Finish	
Roof Style	
Roof Cover Type COMPOSITION	
Flooring Type	
Heating/AC Type Forced Air	



James Conelney

<https://www.google.com/maps/place/6141+SW+Canyon+Ct,+Portland,+OR...> 9/23/2014



6141 SW Canyon Court
"Plans"