

**K9 Cuts and Care**  
Christina Selvig  
9750 Flaming Sun Dr.  
Colorado Springs, CO 80908  
Phone: (719) 649-5645

July 11, 2022

Smithson Mineral Properties RLLLP  
PO Box 34  
Peyton CO, 80831

*Re: K9 Cuts and Care Special Use Permit, Notice to Adjacent Property Owners*

**Dear Smithson Mineral Properties,**

**1. This letter is being sent to you because Christina Selvig, formerly known as Christina Mathews, the owner of K-9 Cuts and Care, is proposing a land use project in El Paso County at the reference location of 9750 Flaming Sun Dr., Colorado Springs, CO 80908, see item #3. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact in item #2. Prior to any public hearing on this proposal a notification of time and place will be sent to the adjacent property owners by the El Paso County Planning and Community Development Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion, in writing at the public hearing for this proposal.**

**2. For questions specific to this project please contact:**

**Christina Mathews/Selvig  
9750 Flaming Sun Dr.  
Colorado Springs CO, 80908  
(719) 649-5645**

**3. Site information:**

**9750 Flaming Sun Dr.**

Colorado Springs CO, 80908

Lot 4 Stapleton Estates, Filing No. 1, Plat 6061, Parcel No. 5226001004

4.75 acres

Zoned RR-5

**4. Request:**

El Paso Land Development Code permits a major kennel in which 9 or more dogs or cats exist in a residential area as long as special use approval is obtained. Ms. Selvig is requesting a special use permit for a pre-existing major kennel to continue her business, K-9 Cuts and Care. The business provides daytime and overnight boarding for residents' dogs in the community.

**5. Justification:**

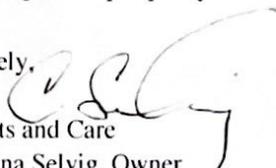
K9 Cuts and Care has been locally owned and operated by Ms. Selvig since 2002. She has taken care of animals on the property while raising two boys that are now in the Air Force. She has resided at her current address in the neighborhood since 2000. Ms. Selvig has maintained professional care for animals on her property and been respectful to her surrounding neighbors in order to prevent impact from her business to neighboring homes, residents, and properties. Ms. Selvig employs neighborhood youth who learn the proper care of animals as they prepare for vet school, animal care jobs, or simply learn to be responsible pet owners members of the community. She hopes her past years as a good neighbor and her hard work to minimize impacts from her business will be considered by you in your review of this notice.

**6. Existing structures and facilities:**

Ms. Selvig's home on the property was built in 1986. Two outlying agricultural buildings were added in 2002 and 2004. Additionally, Ms. Selvig has placed privacy fencing around portions of the yard and fenced dog areas to minimize views of dogs on the property as well as limit and noise from the dogs. There are no new proposed facilities, structures, or roads proposed as part of this permit application.

7. Attached please find a vicinity map showing adjacent property owners.

Sincerely,

  
K9 Cuts and Care  
Christina Selvig, Owner

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Google Earth

Imagery date: 1...

400 ft

Camera: 9,649 ft 38°58'47"N...

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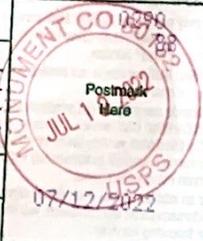
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CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Peyton CO 80831

**OFFICIAL USE**

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
<b>Total Postage and Fees</b>	<b>\$4.60</b>



Sent To Smithson Mineral Properties  
Street and Apt. No., or PO Box No.  
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions  
Tracking # 70212720000078126469

Total	\$4.60
Grand Total:	\$4.60
Credit Card Remitted	\$4.60
Card Name: Discover	
Account #: XXXXXXXXXXXX6684	
Approval #: 01281P	
Transaction #: 321	
AID: A0000001523010	Chip
AL: Discover	
PIN: Not Required	

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Every household in the U.S. is now eligible to receive a third set of 8 free test kits. Go to [www.covidtests.gov](http://www.covidtests.gov)

*Smithson Mineral Properties RLLP  
P.O. Box 34  
Peyton Co, 80831*

*K9 cuts and Care  
Christina Seborg  
1750 Flaming Jun Dr.  
Colorado Springs CO, 80908*