

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

May 17, 2022

[Insert name and address of adjacent property owner here]

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

Dear [Mr./Ms. Last Name],

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

N



Jerry Landers

Jerry Landers

Google Earth

Imagery date: 1...

400 ft

Camera: 9,649 ft 38°58'47"N...

S

7021 2720 0000 0221 7955 2181 0000 5561

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☐ Adult Signature Restricted Delivery \$

Postage \$0.58

Total Postage and Fees \$4.33

Sent To Tony Ray

Street and Apt. No., or PO Box No. 10060 Raygdr RD

City, State, ZIP+4[®] CO 80908

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



May 18, 2022

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

Colorado Springs CO, 80908

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

Dear Mr. Ray,

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

7021 2720 0000 7812 5547

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Total Postage and Fees \$4.33	
Sent To Jerry Landress	
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City, State, ZIP+4® Colorado Springs CO 80908	
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May 18, 2022

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

Colorado Springs CO, 80908

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

Dear Mr. and Mrs. Landress,

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.

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9750 Flaming Sun Dr.
Colorado Springs CO, 80908
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Sent To Ryan Halvorsen
 Street and Apt. No., or PO Box No. 10290 Raygor Rd.
 City, State, ZIP+4® Colorado Springs CO 80908

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 MAY 18 2022

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

May 18, 2022

Colorado Springs CO, 80908

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

Dear Mr. Halvorsen,

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

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 Street and Apt. No., or PO Box No. 10295 Raygor RD.
 City, State, ZIP+4® CO 80908

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

May 18, 2022

Colorado Springs CO, 80908

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

Dear Ms. Richardson,

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Total Postage and Fees \$4.33



Sent To *Berry & Theresa Parsons*
Street and Apt. No., or PO Box No. *10210 Raygor Rd*
City, State, ZIP+4® *CO 80908*
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

10210 Raygor Rd.

Colorado Springs CO, 80908

K9 Cuts and Care

Christina Selvig

9750 Flaming Sun Dr.

Colorado Springs, CO 80908

Phone: (719) 649-5645

May 18, 2022

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

Dear Mr and Mrs Parsons,

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.

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Christina Mathews/Selvig

9750 Flaming Sun Dr.

Colorado Springs CO, 80908

(719) 649-5645

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Sent To Amanda Schilling

Street and Apt. No., or PO Box No. 10155 Raygor Rd.

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

May 18, 2022

Colorado Springs CO, 80908

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

Dear Mr and Mrs Schilling,

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.

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Sent To **Tony Ray**
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Sent To **Jerry Landress**
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Sent To **Amanda Schilling**
Street and Apt. No., or PO Box No.
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Total Postage and Fees \$4.33

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Sent To **Ryan Halvorson**
Street and Apt. No., or PO Box No.
10390 Raygor RD
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Colorado Springs CO 80908
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Sent To **Suzanne Richardson**
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CO 80908
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Sent To **Barry & Theresa Parsons**
Street and Apt. No., or PO Box No.
10310 Raygor RD
City, State, ZIP+4®
CO 80908
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