

**From:** Brent Neiser <brentneiser@gmail.com>  
**Sent:** Monday, November 30, 2020 10:02 AM  
**To:** Tracey Garcia  
**Cc:** Ryan Howser; Brent Neiser  
**Subject:** Re: VA-20-003 -- Smallidge Objection to Variance of Use

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virtually. I have 2 other events on Thursday but can try to monitor and speak when called.

Brent

On Mon, Nov 30, 2020 at 7:49 AM Tracey Garcia <[TraceyGarcia@elpasoco.com](mailto:TraceyGarcia@elpasoco.com)> wrote:

Good morning Mr. Neiser.

Thank you for your email. I've cc'd Mr. Howser in on this as he is the Planner on the project. Do you plan on attending the hearing or do you wish to participate remotely?

Tracey

**From:** Brent Neiser <[brentneiser@gmail.com](mailto:brentneiser@gmail.com)>  
**Sent:** Sunday, November 29, 2020 5:37 PM  
**To:** Tracey Garcia <[TraceyGarcia@elpasoco.com](mailto:TraceyGarcia@elpasoco.com)>  
**Cc:** Brent Neiser <[brentneiser@gmail.com](mailto:brentneiser@gmail.com)>  
**Subject:** VA-20-003 -- Smallidge Objection to Variance of Use

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Dear El Paso Planning and County Commissioners,

Our LLC -- Inhabit That, LLC owns nine paired homes (duplexes) (plus one in progress right now) in the Falcon Vista subdivision in Falcon serving 18 families. Three duplexes are within the direct visual and audible range of the Property in question seeking a Variance. Several more are just a few homes away.

From 2008-2020 my wife and I, without partners, built 11 paired homes in that subdivision which had uninhabitable properties (unfinished and unsafe). We bought three of these from a bank foreclosure department and rehabbed all of them within one year. All these problems that blighted this part of EL Paso County was due to improper and incomplete building by the developer, Rick Dryer, who defrauded investors including my wife and me. Mr. Dryer, the developer with Mile High Capital is serving a 132 year prison sentence for his misdeeds. See reference articles: [The Hijacking of Mile High Capital Group - Realty Times](#) [Fraud Talk: Colorado Man Sentenced In Ponzi Scheme Case](#) <https://www.denverpost.com/2008/06/26/heed-tale-of-gurus-slime-trail/>

Despite losing over \$200,000 from Mr. Dryer's company, we have invested over \$2,000,000 in bringing this development back to life providing rental and ownership possibilities to scores of El Paso County families since 2008 many are military service members and their families or veterans. This includes the creation of a LID for which we pay nearly \$1100 extra on our county property tax bills for each parcel (20 units for 20 years). We are net investors in the growth, housing affordability, tax base, and safety of El Paso County without handouts, through our risk capital.

**This variance request is a drastic change to the rural and residential life setting now enjoyed at Falcon Vista, WE OBJECT TO IT.**

The property is downstream from the runoff at Falcon Vista and has two watershed wetlands going through it. Where on the property is this event center planned and where will parking be placed? The land appears to be sub-optimal for this proposed development and purpose. We strongly recommend that the owners buy another piece of land that is already properly zoned for this purpose on more established traffic thoroughfares.

I am open to testifying.

Sincerely,

Brent Neiser,

Managing Director and Partner

InHabit That, LLC

5860 Big Canon Drive

Greenwood Village, CO 80111

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303-918-2760

[BrentNeiser@gmail.com](mailto:BrentNeiser@gmail.com)

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**Brent Neiser, CFP®, AFC®**  
**Chair - CFPB Consumer Advisory Board** *(FY 2020)*

**Host and CEO - *What's Next with Money***



[WhatsNextWithMoney.com](http://WhatsNextWithMoney.com) *(Premiering Fall 2020)*

303-918-2760

[BrentNeiser@gmail.com](mailto:BrentNeiser@gmail.com)