EXHIBIT 12A

PLANNER AFFIDAVIT
WEST COLORADO ADDITION NO. 1 – 3 ANNEXATION

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

Catherine Carleo, the affiant, Principal Planner, first being duly sworn, deposes and says as follows:

1. She is a planner for the City of Colorado Springs.

2. She has reviewed the West Colorado Addition No. 1 – 3 Annexation Plats and the accompanying petition and is familiar with such plat and the location of the property described therein.

3. The legal description of the property contained in the petition is the same as that of the plat.

4. There has been adopted by the City Council of the City of Colorado Springs, as provided for in Section 31-12-105 C.R.S., a "three-mile-plan" which includes the area described in the petition for annexation and the annexation plat.

5. This annexation will not extend the boundaries of the city limits of the City of Colorado Springs beyond three miles in any direction from the municipal boundary.

6. The Annexation Impact Report as required under Section 31-12-108.5 C.R.S. did not meet the threshold of scope of this annexation.

7. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowners thereof, unless its tracts or parcels are separated by dedicated street, road or other public way.

8. The owner of the property included within the boundary of the area proposed to be annexed, which is land held in identical ownership, consisting of one tract of real estate, comprising more than twenty (20) acres (which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of $200,000 for ad valorem tax purposes for the next year preceding the annexation) has consented to the petition for annexation.

9. The property subject to annexation is within the unincorporated area of El Paso County, Colorado.

FURTHER AFFIANT SAYETH NOT.

Catherine Carleo, Planning and Community Development
City of Colorado Springs

SUBSCRIBED AND SWORN TO before me this 6 day of October, 2022
Witness my hand and official seal.

ASHLEY GEORGE
Notary Public
State of Colorado
Notary ID # 20184047621
My Commission Expires 01-09-2023

A George
NOTARY PUBLIC
My Commission expires: 1/9/2023