

EXHIBIT 12A

**PLANNER AFFIDAVIT
PEACH RANCH ADDITION NO. 1 ANNEXATION**

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

Christopher Sullivan-Robinson, the affiant, Principal Planner, first being duly sworn, deposes and says as follows:

1. He is a planner for the City of Colorado Springs.
2. He has reviewed Peach Ranch Addition No. 1 Annexation Plat 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. was prepared and submitted to the Clerk of the County Commissioners of El Paso County on September 24, 2025.
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 has consented to the petition for annexation.

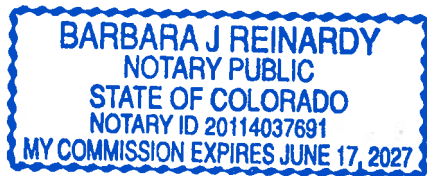
9. The property subject to annexation is within the unincorporated area of El Paso County, Colorado.

FURTHER AFFIANT SAYETH NOT.



Christopher Sullivan-Robinson
City of Colorado Springs
Planning Department

SUBSCRIBED AND SWORN TO before me this 23rd day of October, 2025
Witness my hand and official seal.





NOTARY PUBLIC
My Commission expires: June 17, 2027