

**EXHIBIT 12A**


**PLANNER AFFIDAVIT**  
**SOUTHERN COLORADO RAIL PARK ADDITION NO. 1**

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

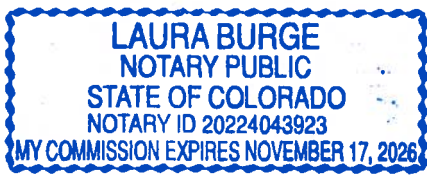
Roland Sevigny, the affiant, Planning Supervisor, first being duly sworn, deposes and says as follows:

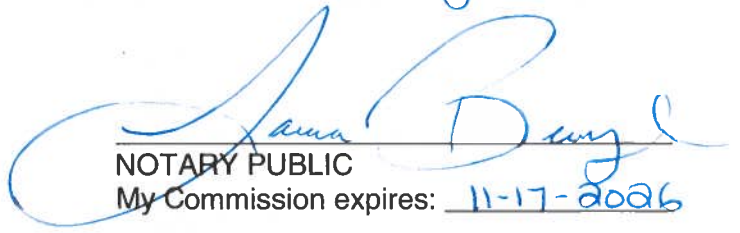
1.       He is a planner for the City of Colorado Springs.
2.       He has reviewed Southern Colorado Rail Park Addition No. 1 Plat and the accompanying petition and is familiar with such plat and the location of the property described therein.
3.       The legal description of the property contained in the petition is the same as that of the plat.
4.       Per Section 31-12-105 C.R.S., the area to be annexed is located within an Enterprise Zone.
5.       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.
6.       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.
7.       The property subject to annexation is within the unincorporated area of El Paso County, Colorado.

FURTHER AFFIANT SAYETH NOT.

  
\_\_\_\_\_  
Roland Sevigny  
City of Colorado Springs  
City Planning Department

SUBSCRIBED AND SWORN TO before me this 26 day of February, 2025  
Witness my hand and official seal.



  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires: 11-17-2026