



Banks and Gesso, LLC

720 Kipling St., Suite 117
Lakewood, Colorado 80215

(303) 274-4277
Fax (303) 274-8329
www.banksandgesso.com





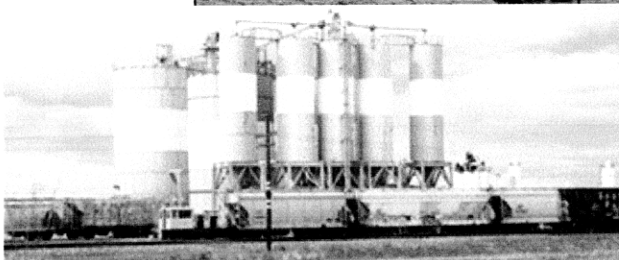
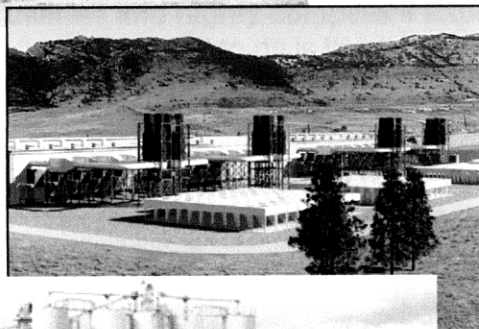
Banks and Gesso, LLC

720 Kipling St., Suite 117
Lakewood, Colorado 80215
(303) 274-4277
Fax (303) 274-8329
www.banksandgesso.com

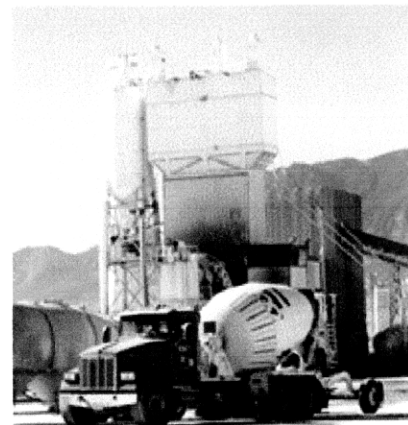
BANKS AND GESSO, LLC

STATEMENT OF QUALIFICATIONS

**Zoning, Permitting and Regulatory Compliance
Specializing in Mining and Industrial Land Uses:**



- **Permitting**
- **Zoning**
- **Civil Engineering**
- **Environmental Permits**
- **Litigation Support/Expert Witnesses/Condemnations**
- **Mineral Rights Appraisals**
- **Gravel Reserve and Industrial Property Searches**
- **Computer Assisted Drafting and Graphics, and Photo Simulations**



Memberships

**Colorado Rock Products Association
Colorado Ready Mixed Concrete Association
Colorado Asphalt Pavement Association
Colorado Contractors Association**



Banks and Gesso, LLC

720 Kipling St., Suite 117
Lakewood, Colorado 80215
(303) 274-4277
Fax (303) 274-8329
www.banksandgesso.com

ORGANIZATION AND GOALS

Organization:

When **Paul Banks** and **Paul Gesso** formed the Company, we set out to establish a different kind of consulting firm. Our past history working for local government, working within industry and working as consultants gave us many insights to what makes a good consulting firm.

- Our goals need to be very similar to our client's goals.
- The services we offer need to meet our client's needs.
- We believe that we must maintain a high quality of service in our core area of business.

Goals:

- **Be our clients' advocate.**
Do not concede automatically to regulator's demands. Most requests are negotiable and we strive for the least expensive path to project approval.
- **Understand and be responsive to the clients needs.**
- **Complete projects on time and on budget.**
- **Bring qualified and highly competent experience to each project.**
The last thing you need to do is to pay us to train our staff. Everyone we hire is experienced in their field of expertise. You will not pay us to train new and inexperienced people.
- **Keep our clients' best business interests in mind at all times.**
The projects we undertake for you have a direct bearing on your current and long term business plans. We will always keep this principle in mind and assist you and advise you accordingly.



Banks and Gesso, LLC

720 Kipling St., Suite 117
Lakewood, Colorado 80215
(303) 274-4277
Fax (303) 274-8329
www.banksandgesso.com

PAST AND CURRENT CLIENTS

Mineral Producers

A & S Construction Company	Jones Fine Sand
Aggregate Industries, Inc.	Kiewit Western Company
All Rite Paving & Redi-Mix, Inc.	King Mountain Gravel, LLC
Alpine Rock Company	Lafarge, Inc.
Andesite Rock Company	Lawrence Construction Company
Asphalt Paving Company	L.G. Everist, Inc.
Asphalt Specialties Company	Loveland Ready Mix Concrete, Inc.
Boral	Metro Mix
Brannan Sand and Gravel	Mobile Premix Company
C & J Gravel Products, Inc.	Mountain Aggregates Company
Castle Concrete Company	Oglebay Norton Industrial Sands, Inc.
Cemex, Inc.	Pete Lien and Sons, Inc.
Centennial Material Company	Peter Kiewit and Sons
Central Ready Mix	Phoenix Cement
Chemical Lime, Inc.	Pioneer Sand Company, Inc.
Clalite Concrete Products	Poudre Tech Aggregates, Inc.
Clear Creek District Water Providers, LLC	Premier Paving
Colorado Lien Company	Ready Mixed Concrete Company
Cooley Gravel Company	Recycled Materials Company
Delta Sand and Gravel Company	Southdown, Inc.
Flanagan Ready Mix	Southwestern Investment Group, LLC
Flatiron Sand and Gravel	Trans-Colorado Concrete Company
Fremont Paving & Redi-Mix, Inc.	Transit Mix Concrete Company
Golden's Concrete Company	Western Aggregates, Inc.
Gunnison Gravel & Earth Moving	Western Mobile, Inc.
Haldorson and Sons	Western Slope Aggregates, Inc.
Hard Rock Paving & Redi-Mix, Inc.	

Attorneys

Duncan, Ostrander and Dingess, P.C.	Murray, Dahl, Kuechenmeister,
Faegre and Benson LLP	Renaud, LLP
Hayes, Phillips & Maloney, P.C.	Otten, Johnson, Robinson,
Holley, Albertson and Polk, P.C.	Neff & Ragonetti, P.C.
Lowe, Fell & Skogg, LLC	Parcel, Mauro and Spaanstra, P.C.

Contractors & Construction Suppliers

AISA Civil, Inc.
Ames Construction, Inc.
Bituminous Roadways of Colorado
BT Construction
CAT Construction Company
Coulson Excavating
Denver Brick Company
Acme Brick Company

MKK Constructors
Northwest Parkway Constructors
Owens Brothers Concrete Company
Roaring Fork Redi-Mix
Robinson Brick Company
Schmidt Construction Company
Tierdael Construction Company

Cities & Municipalities

Boulder County Road Maintenance Dept.
City of Golden
City of Longmont
City of Westminster

Town of Telluride
City of Brighton
City of Greeley

Other

124th Estate Partners
Adolph Coors Company
Braly Family Trust
Church Ranch / Charlie McKay
Citywide Banks
Colorado Rock Products Association
Colorado State Board of Land
Commissioners
Cogentrix Energy Inc.
Diamond G. Enterprises
Edward C. Levy Company
Frontier Companies
Frontier Materials
Isgar Family
ISG Resources, Inc.
Miners Mesa Development

Nielsons
Mr. O.R. Goltra
Oxford Recycling
PG&E Dispersed Generating Co.
Plains End, LLC
Public Service Company of Co.
Regional Transportation District
Rocky Mountain Appraisal Network
Strategic Real Estate Group
Union Pacific Resources
VALCO
Varra Companies, Inc
Wartsila
Xcel Energy
Yenter Companies



Banks and Gesso, LLC

720 Kipling St., Suite 117
Lakewood, Colorado 80215
(303) 274-4277
Fax (303) 274-8329
www.banksandgesso.com

SERVICES OFFERED

Mining and Industrial Land Use Permitting, Zoning and Regulatory Compliance

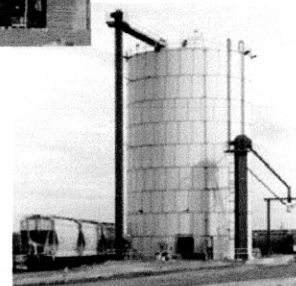
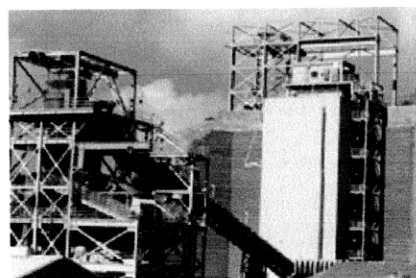
Land Use Types

- Sand, Gravel and Quarry Aggregate Mining
- Concrete, Asphalt and Cement Plants
- Rail Loadout and Transload Facilities
- Construction yards, Recycle Material yards, and storage yards
- Solid Waste Disposal Sites
- Manufacturing Sites
- Highway Construction
- Power Plants, Sub-stations and Ancillary Facilities



Services

- Permitting Strategies
- Rezoning and Subdivision Plats
- Conditional or Special Use Permits
- Civil Engineering
- Agency Negotiations
- Community Meetings
- Public Hearings
- Compliance Assistance
- Environmental Baseline Studies
- Due Diligence
- Permit Document Preparation
- Mineral Rights Appraisals
- Litigation Support/Expert Witnesses
- Colorado Mined Land Reclamation Board Permits
- NPDES/Stormwater Permits
- Wetlands Permits
- Drainage Plans and Permits
- Floodplain Permits
- Air Emission Permits
- Special Compliance Problems
- Computer Assisted Drafting
- Presentation Graphics/Computer Photosimulations



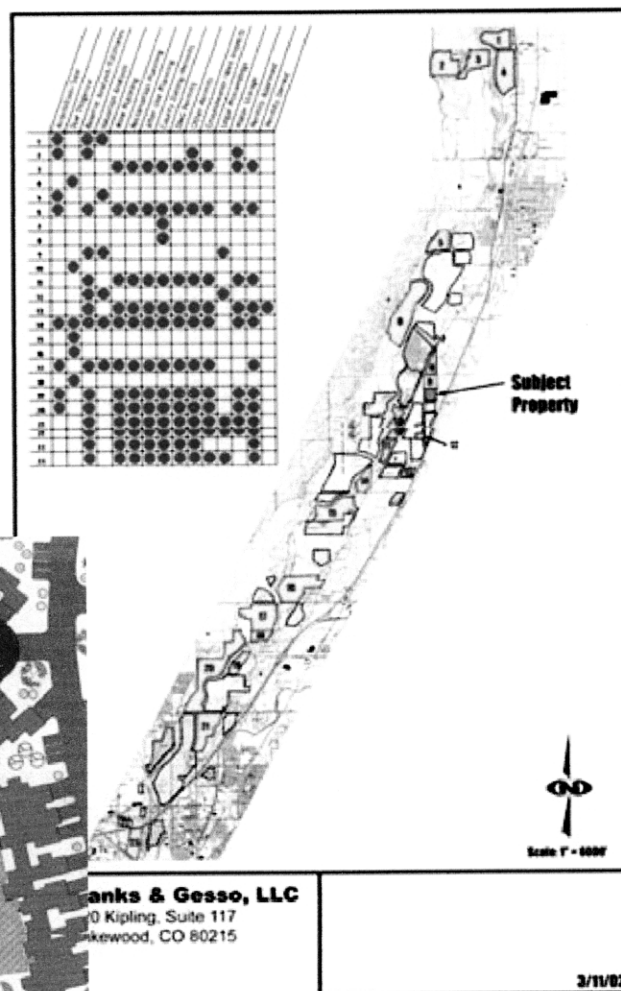
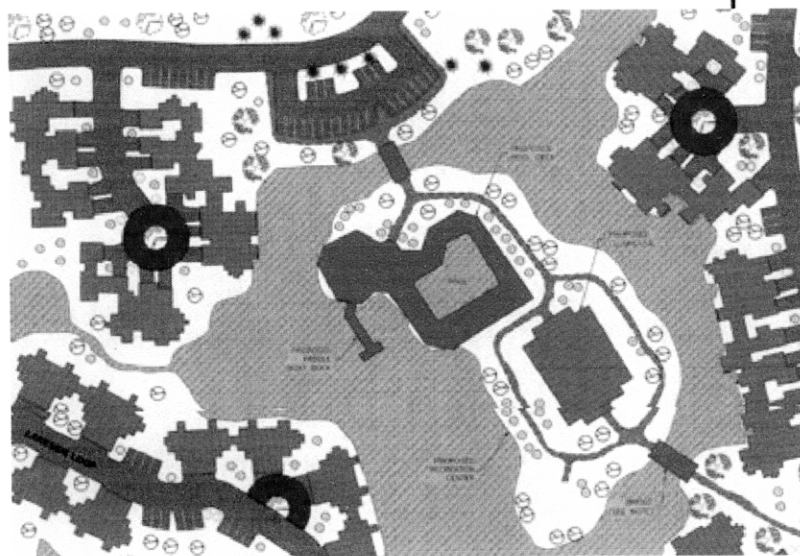


Banks and Gesso, LLC

720 Kipling St., Suite 117
Lakewood, Colorado 80215
(303) 274-4277
Fax (303) 274-8329
www.banksandgesso.com

ZONING AND PERMITTING

Rezoning/ Plats
Special Use Permits
Community Work
Certificate of Designation for Solid Waste
Disposal
State Mining Permits
Public Hearings
Condemnation / Court Processes
Building Permits
Access Permits



3/11/02

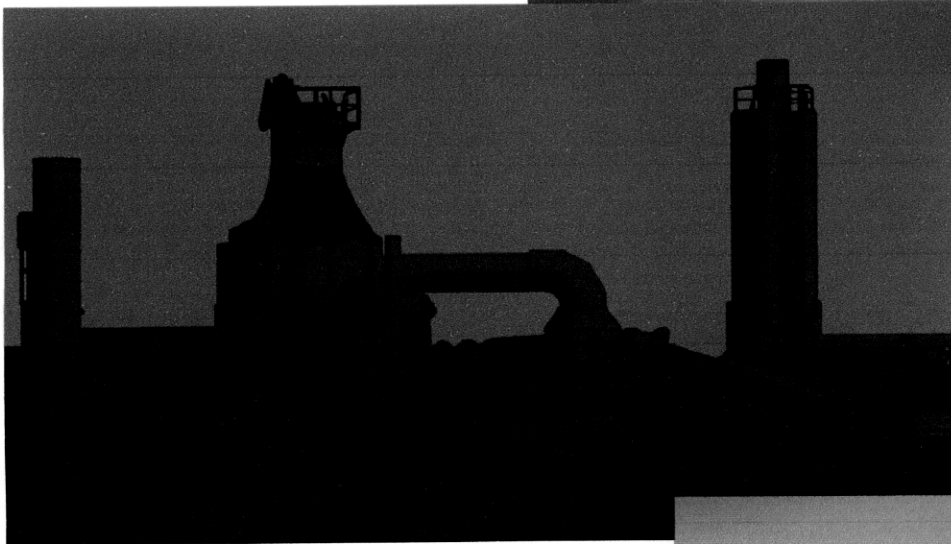


Banks and Gesso, LLC

720 Kipling St., Suite 117
Lakewood, Colorado 80215
(303) 274-4277
Fax (303) 274-8329
www.banksandgesso.com

ENVIRONMENTAL PERMITTING

**Water Discharge (Stormwater &
Process Water) Permits
Stormwater Management Plans
Floodplain Permits
Spill Prevention (SPCC) Plans
Air Emissions Permits
404 (Wetlands) Permit**

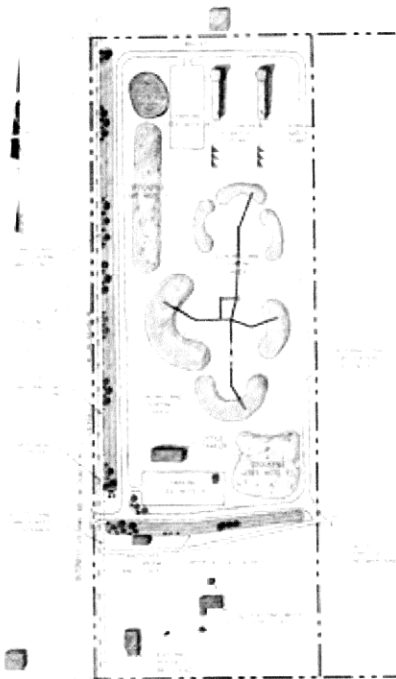




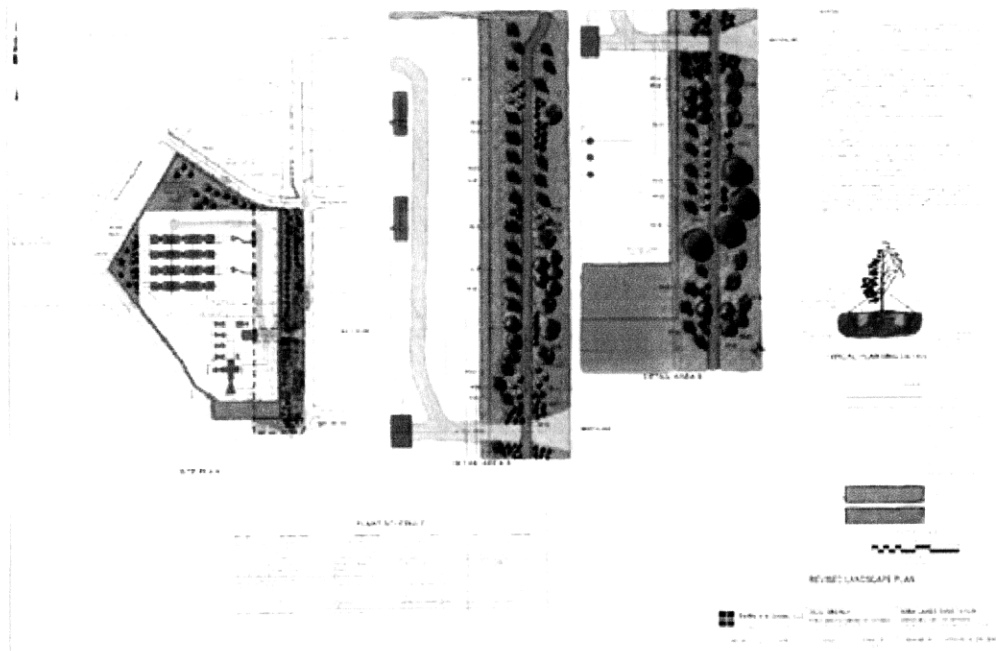
Banks and Gesso, LLC

720 Kipling St., Suite 117
Lakewood, Colorado 80215
(303) 274-4277
Fax (303) 274-8329
www.banksandgesso.com

SITE DEVELOPMENT



**Site Plans
Landscape Plans
Grading Plans
Drainage Plans
Erosion Control Plans
Building Permits
Access Permits
Subdivision Plats**





Banks and Gesso, LLC

720 Kipling St., Suite 117
Lakewood, Colorado 80215
(303) 274-4277
Fax (303) 274-8329
www.banksandgesso.com

OUR TEAM

Principals:

- **Paul T. Banks** – Professional Geologist with over 30 years experience in land use planning and permitting
- **Paul G. Gesso** – Land Planner and Mineral Appraiser with over 30 years of experience

Staff:

- **Alex Schatz** – Landscape Architect with over 10 years experience providing planning and design services for land use.
- **Ramsay M. McDermid, P.E.** – Professional Civil Engineer with over 30 years experience
- **Don Friess** – CAD specialist with over 7 years experience



Specialist affiliations:

Hydrologists
Biologists- Wildlife and Vegetation
Traffic Engineers
Archaeologists

We frequently use and can recommend specialists who are familiar with the industry and will be a client advocate.



Banks and Gesso, LLC

720 Kipling St., Suite 117
Lakewood, Colorado 80215
(303) 274-4277
Fax (303) 274-8329
www.banksandgesso.com

Paul Banks
Principal, Banks and Gesso, LLC
Zoning and Permitting, Environmental
Compliance, Environmental Site
Assessments

EDUCATION

Boston College, Chestnut Hill, Massachusetts – Masters of Science, Geology, 1975
Boston College, Chestnut Hill, Massachusetts – Bachelor of Science, Geology, 1970

CERTIFICATIONS

Professional Geologist - State of Colorado

REPRESENTATIVE EXPERIENCE

Mr. Banks is responsible for project management and technical activities for permitting at local and state levels, environmental site assessments and a broad range of environmental and regulatory compliance projects. He specializes in permitting strategies, permitting feasibility studies, public information meetings, regulatory agency negotiations and coordinating multiple specialized subconsultants for successful permitting of projects throughout the Colorado. He also has conducted numerous geologic, hydrogeologic, and regulatory compliance investigations.

EMPLOYMENT RECORD

1997 – Present	Banks and Gesso, LLC, Principal, Lakewood, Colorado
1991 – 1997	AGRA Earth & Environmental, Inc., Denver, Colorado
1990 – 1991	Western Technologies, Inc., Denver, Colorado
1986 – 1990	Hydro Search, Inc., Denver, Colorado
1975 – 1978 & 1982-1986	Jefferson County, Golden, Colorado
1980 – 1982	D'Appolonia Consulting Engineers, Denver, Colorado
1979 – 1980	Hittman and Associates, Inc., Lexington, Kentucky
1978 – 1979	F.M. Fox and Associates, Inc., Denver, Colorado
1975 – 1978	Jefferson County, Golden, Colorado
1969 – 1975	U.S. Geological Survey, Boston, Massachusetts



Banks and Gesso, LLC

720 Kipling St., Suite 117
Lakewood, Colorado 80215
(303) 274-4277
Fax (303) 274-8329
www.banksandgesso.com

Paul G. Gesso
Principal, Banks and Gesso, LLC
Annexations, Zoning and Permitting
Mineral Rights Valuations and Appraisals
Expert Witness

EDUCATION

University of Colorado - Masters in Urban Planning, 1972
University of Colorado - Bachelor in Fine Arts, 1971
University of Colorado & Real Estate Commission - Educational Achievement in Real Estate, 1987
International Association of Corporate Real Estate Executives (NACORE) - Masters of Corporate Real Estate, (MCR) 1987 (Professional Designation)

REPRESENTATIVE EXPERIENCE

Mr. Gesso has over 30 years of experience in project management related to industrial land uses. He has worked for county government, heavy industry, and as a private consultant. Responsibilities have included all aspects of real estate related to industry including property searches, negotiations for purchase, lease, and sales of property, zoning and permits, due diligence, financial analysis and valuation of mineral reserves, property and records management, property taxation, and court actions.

EMPLOYMENT RECORD

1997 – Present	Banks and Gesso, LLC, Principal, Lakewood, Colorado
1989 – 1997	Industrial Realty Asset Management, Ltd., Principal, Lakewood, Colorado
1981 – 1989	Cooley Gravel Company, Real Estate Manager, Morrison, Colorado
1980 – 1981	R.V. Lord and Associates, Project Consultant, Boulder, Colorado
1978 – 1980	Small Business Owner, Des Moines, Iowa
1972 – 1978	Jefferson County Planning, Section Chief, Long Range Planning, Golden, Colorado



Banks and Gesso, LLC

720 Kipling St., Suite 117
Lakewood, Colorado 80215
(303) 274-4277
Fax (303) 274-8329
www.banksandgesso.com

Alex P. Schatz, ASLA Project Manager/Landscape Architect

EDUCATION

University of Wisconsin, Madison, Wisconsin
Bachelor of Science in Landscape Architecture (BSLA), 1994

University of Colorado, Boulder, Colorado
Juris Doctor, 2000

LICENSE

Attorney at Law – Colorado and Illinois
Landscape Architect – Illinois and CLARB Certification

REPRESENTATIVE EXPERIENCE

Mr. Schatz has an extensive background in land development and environmental consulting. He has over 10 years of experience providing consulting and design services for land use, land management and construction projects, with experience throughout the Front Range of Colorado and he is licensed as an attorney and licensed as a landscape architect.

Mr. Schatz's professional practice has included production and management responsibility for a wide variety of projects. As a consultant, Mr. Schatz has gained special technical expertise in grading and drainage, wetland and floodplain issues, and the operation of regulatory programs at all levels of government. Mr. Schatz offers unique value to clients as a representative experienced in the public process, and he has successfully presented cases before numerous Front Range planning commissions, boards of adjustment, local elected officials, and the Colorado Mined Land Reclamation Board, as well as the staff of local, state, and federal agencies. Mr. Schatz has also served on the legislative staff of the Colorado General Assembly.

EMPLOYMENT RECORD

2004 – Present	Project Manager/Landscape Architect, Banks and Gesso, LLC, Lakewood, Colorado
2003 – 2004	Legislative Analyst, Colorado General Assembly, Denver, Colorado
2002 – 2003	Associate, Clarion Associates, Denver, Colorado
2000 – 2002	Planner, Banks and Gesso, LLC, Lakewood, Colorado
1998 – 2000	Planning Instructor, University of Colorado, Boulder, Colorado
1995 – 1997	Project Manager, Conservation Design Forum, Naperville, Illinois
1994 – 1995	GIS Specialist, Wisc. Dept. of Transportation, Madison, Wisc



Banks and Gesso, LLC

720 Kipling St., Suite 117
Lakewood, Colorado 80215
(303) 274-4277
Fax (303) 274-8329
www.banksandgesso.com

Donald Friess
CAD Operator

EDUCATION

Performance Curve - AutoCAD Certification, 2000
University of Colorado at Denver, 1988-1990

GRAPHICS EXPERIENCE

Mr. Friess has over seven years of experience in CAD graphics, GIS and photo simulations, both in land development and architectural design graphics.

EMPLOYMENT RECORD

2000 – Present	Banks & Gesso, LLC, Lakewood, Colorado
1999 – 2000	FireCAD, Arvada, Colorado
1997 – 1999	Washington Inventory Service, Colorado Springs, Colorado
1995 – 1997	M+M Management, Thornton, Colorado



Banks and Gesso, LLC

720 Kipling St., Suite 117
Lakewood, Colorado 80215
(303) 274-4277
Fax (303) 274-8329
www.banksandgesso.com

Ramsay M. McDermid, P.E. Associate Senior Engineer

EDUCATION

California State University, Long Beach, California
Bachelor of Science, Civil Engineering, 1969

California State University, Long Beach, California
Master of Science, Civil Engineering, 1971

REPRESENTATIVE EXPERIENCE

Mr. McDermid has over 30 years of experience providing consulting and design services for civil and water resources engineering and environmental projects. He has managed or participated in civil and mining related projects at locations throughout the western United States and in Latin America. He is a registered Professional Engineer in California, Colorado, Nevada and Wyoming.

His experience includes the civil engineering and water resources-related portions of environmental and permitting projects under various federal, state and local jurisdictions. Civil engineering experience includes the planning and design of site layout, grading, roadway, water and sewerage. Hydrologic and hydraulic projects included water balance and recharge evaluations, peak flow calculations, pump station and pipeline planning and design projects, stream geomorphology and sediment transport. His experience also includes selection and evaluation of watershed protection Best Management Practices, management of flood control and drainage projects, water and sewer design and rehabilitation, river hydraulics and sedimentology and construction services projects. He has provided litigation support including analyses, depositions and expert witness testimony in several cases.

EMPLOYMENT RECORD

2000 – Present	Associate, Banks and Gesso, LLC, Lakewood, Colorado
1995 – 1999	Hydro-Geo Consultants, Inc. Lakewood Colorado
1987 – 1995	Greiner, Inc. Santa Ana, California
1980 - 1987	MEA Inc. Lakewood Colorado
1975 - 1980	Dames & Moore, Lakewood, Colorado
1965 – 1975	Orange County Flood Control District, Santa Ana, California