



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
PHONE: 970-328-9655 • FAX: 970-328-9656
EMAIL: PLANNING@TOWNOFEAGLE.ORG
www.townofeagle.org

File #

Date Received

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Zoning Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Encroachment Permit <input type="checkbox"/> Wireless Communications Facility	DEVELOPMENT REVIEW <input checked="" type="checkbox"/> Minor Development Permit <input type="checkbox"/> Major Development Permit PLANNED UNIT DEVELOPMENT (PUD) REVIEW <input type="checkbox"/> PUD Zoning Plan <input type="checkbox"/> PUD Development Plan	SUBDIVISION REVIEW <input type="checkbox"/> Concept Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Condominium / Townhouse <input type="checkbox"/> Minor Subdivision
--	---	--

If permit type not specified above, fill in here _____

PROJECT NAME McDonald's Eagle

PRESENT ZONE DISTRICT Commercial General (CG) **PROPOSED ZONE DISTRICT** _____
(if applicable)

LOCATION

STREET ADDRESS 291 Eby Creek Rd

PROPERTY DESCRIPTION

SUBDIVISION Eby Creek **LOT(S)** 2B **BLOCK** 3
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE Redevelopment of the existing Burger King in Eby Creek Subdivision Lot 2B Block 3 to a proposed

McDonald's with dual drive thru and associated utilities. Existing building footprint to be reused.

Existing asphalt pavement to be resurfaced and some pavement on west side of building and trash
enclosure to be removed. Ex. water quality pond and earthwork at ex. retaining wall to be remediated.

APPLICANT NAME Jessica McCallum, P.E. **PHONE** 719-284-7275

ADDRESS 2 N Nevada Ave, Ste 900, Colorado Springs, CO 80903 **EMAIL** Jessica.McCallum@kimley-horn.com

OWNER OF RECORD ANB Bank **PHONE** _____

ADDRESS 3033 E 1st Ave, Ste 300, Denver, CO 80206 **EMAIL** _____

REPRESENTATIVE* McDonald's USA, LLC **PHONE** 206-348-4374

ADDRESS 110 North Carpenter St, Chicago, IL 60607 **EMAIL** robert.yagusesky@us.mcd.com

*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.

APPLICATION SUBMITTAL ITEMS:

The following submittal materials must be submitted in full before the application will be deemed complete per Chapter 4.17.030 of the Eagle Municipal Code (pg. 236) (please check all items that are being submitted):

- Applicable fees and deposits.
- Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- Surrounding and interested Property Ownership Report (see project specific checklist for more information).
- Proof of Ownership (ownership & encumbrance report, title report, or other acceptable forms of proof) for subject property.
- Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.
- Project specific checklist.

FEES AND DEPOSITS:

See Eagle Municipal Code Section 4.17.030.E (pg. 239)

I have read the application form and certify that the information contained herein is correct and accurate to the best of my knowledge. I understand that it is my responsibility to provide the Town with accurate information related to this application. I UNDERSTAND THAT FILING AN APPLICATION IS NOT A GUARANTEE THAT THE APPLICATION WILL BE APPROVED.

Signature

11/26/25

Date