

November 26, 2025

Town of Eagle
Community Development
200 Broadway
Eagle, CO 81631

RE: McDonald's 291 Eby Creek Rd – Minor Development Permit Project Statement

To Whom It May Concern,

Project Description

McDonald's USA, LLC (the "Developer") wishes to redevelop an existing fast food restaurant located at 291 Eby Creek Road in the Town of Eagle, County of Eagle, State of Colorado (the "Site"). The proposed development involves the construction of an approximately 4,115 square foot McDonald's fast food restaurant with a dual drive-thru. The project is a redevelopment of an existing, vacant fast food restaurant, and the existing building foundation is to be reused as the foundation for the proposed McDonald's building. The existing retaining wall on the west side of the Site, much of the existing curb, and existing utilities are to remain and be reused with the redevelopment for the McDonald's. The existing parking lot is to be minimally regraded and restriped. Earthwork at the existing retaining wall will be restored and remediated.

A pre-application meeting was held with the Town on October 22, 2025 prior to this formal submittal.

Statement of Compatibility

This project is compatible with the Town's planning endeavors due to this being a redevelopment of an existing vacant fast food restaurant with drive-thru. The Site is adjacent to Interstate 70 right-of-way and Eby Creek Road interchange, and therefore, the project will be well-utilized and aligned with the zoning intent for developments north of Interstate 70.

Utility Services Plan

The existing utility services are intended to remain, as they are already designed for the demand of the similarly-sized, existing fast food restaurant. Existing utility services will be replaced if found to be in poor condition, but they will follow similar alignments. Drainage patterns remain similar, and existing storm sewer infrastructure will be utilized. An existing water quality pond is provided in the southwest corner of the Site and is intended to be utilized for the redevelopment prior to discharge into Eby Creek. Stabilization techniques will be utilized in areas with significant erosion along the existing west hillside.

Please contact Kimley-Horn and Associates if you have any questions or need additional information regarding this application.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jessica McCallum, P.E.