

## Miranda Benson

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**From:** Miranda Benson  
**Sent:** Friday, May 15, 2026 9:31 AM  
**To:** LPeterson@hammersconstruction.com  
**Subject:** FW: Site Dev Plan - 847 Struthers Ranch Rd  
**Attachments:** Turning Radius (2231).pdf

Good morning,

FYI below and attached – Can you please make sure to include a turning radius detail on the revised SDP for the Fire Protection District.

Thank you,



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### Miranda Benson

Associate Planner  
EPC Planning & Community Development  
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**From:** Bradley, Jonathan <jbradley@monumentfire.org>  
**Sent:** Friday, May 15, 2026 9:16 AM  
**To:** Miranda Benson <MirandaBenson2@elpasoco.com>  
**Subject:** RE: Site Dev Plan - 847 Struthers Ranch Rd

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Miranda,

I've attached the turning radius of our largest truck. If they can prove we can make the turn, then we will approve.

Thanks very much



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Jonathan Bradley  
**Division Chief-Community Risk Reduction**  
19775 Mitchell Avenue  
Monument, CO 80132  
O 719.484.0911  
M 719.244.7428  
*Proudly serving the Tri-Lakes Region*

**From:** Miranda Benson <[MirandaBenson2@elpasoco.com](mailto:MirandaBenson2@elpasoco.com)>

**Sent:** Wednesday, May 13, 2026 1:17 PM

**To:** Bradley, Jonathan <[jbradley@monumentfire.org](mailto:jbradley@monumentfire.org)>

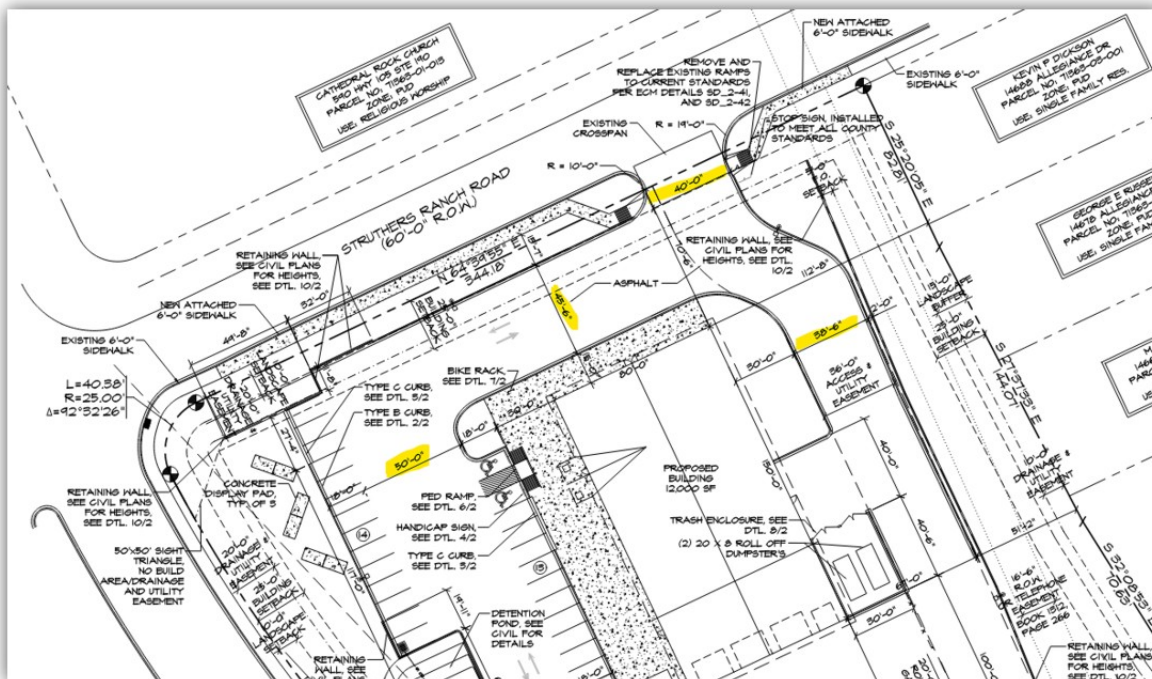
**Subject:** Site Dev Plan - 847 Struthers Ranch Rd

Hello,

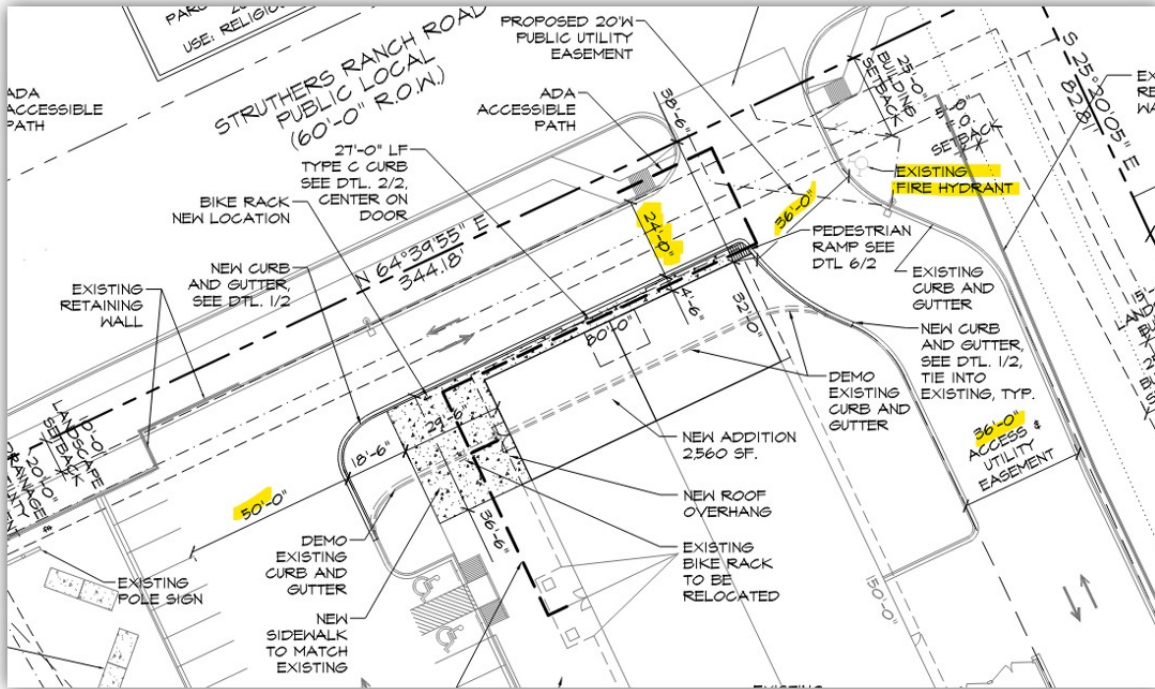
I wanted to quickly double check something with you.

I am reviewing the Site Development Plan, building addition, for 847 Struthers Ranch Rd (Assessor Link: [7136303014](#)). Current EDARP file number is PPR263. ([EDARP Link](#))

The previous SDP (2022/2023) showed 40' wide site entrance and then 45'-6" and 38'-6" internal drive lanes (first picture below). The new SDP shows the internal drive lanes as 24' and 36'. I know that large truck access may be tricky in this area, coming off Struthers Ranch Rd, and this is the only entrance point for the three lots here. If this meets the FPD's requirements, then we're all good! I just wanted to double check before this moves further along!



NEW SITE PLAN:



Thank you,



**Miranda Benson**

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