



Coleman, Corey <ccoleman@sanjuancountyut.gov>

Fwd: ACTION REQUIRED: Final Approval - [REDACTED] Project

1 message

[REDACTED] <[REDACTED]services.com>
To: permits@sanjuancountyut.gov

Wed, Feb 4, 2026 at 10:45 AM

check this out

thanks, [REDACTED]

[REDACTED]
[REDACTED]services.com

----- Forwarded message -----

From: **San Juan County Planning and Zoning Commission** <planning.sanjuancounty_ut.gov@usa.com>
Date: Wed, Feb 4, 2026 at 12:33 AM
Subject: ACTION REQUIRED: Final Approval [REDACTED] Project
To: <[REDACTED]ces.com>

[REDACTED]any
Salt Lake City, UT 84104

Dear [REDACTED]pany,

Hope this message finds you well. We are writing to inform you of an important update regarding your application requesting Consideration and Approval of a Conditional Use Permit for [REDACTED]ct, submitted by [REDACTED] on behalf of [REDACTED]ny.

The Planning and Zoning Commission and County staff have completed their review of the submitted materials. As part of the final administrative process associated with this application, settlement of the application approval fee invoice is required. This email serves as a formal request for payment to allow the County to proceed with final documentation and confirmation of approval.

Please review the information below carefully, as it provides background context for the application, the staff's recommendation, and detailed instructions on the required next steps.

Background Information

In [REDACTED] 2025, San Juan County received a request from [REDACTED] for a Conditional Use Permit to [REDACTED]. The proposed project is [REDACTED] Utah. The [REDACTED]

The subject property is described as follows:

- **Parcels:** [REDACTED]
- **Parcel Size:** 1 [REDACTED]
- **Current Zoning:** Agricultural (A-1), as designated on the 2013 Zoning Map

As outlined in the application materials, [REDACTED] proposed site. [REDACTED] In addition to [REDACTED] the project includes construction [REDACTED]

The [REDACTED]
[REDACTED] Maintenance activities [REDACTED]
[REDACTED] the site will be enclosed with a chain-link fence. [REDACTED]

Staff Recommendation

After reviewing the application and supporting documentation, staff recommends approval of the Conditional Use Permit as submitted.

Required Action – Application Approval Fee

To complete the approval process, please complete the following steps at your earliest convenience:

1. **Review the payment instruction for the application approval fee** included with the invoice issued by the County
2. **Settle the invoice** in accordance with the provided payment instructions
3. **Return the payment receipt** by replying to this email to allow staff to confirm payment and finalize the application record

Completion of these steps is necessary to conclude the administrative process and issue final confirmation of the permit approval.

Should you need any assistance, please do not hesitate to reply to this email. We appreciate your prompt attention to this matter and your continued cooperation throughout the review process.

Sincerely,

Trent Schafer
Chairman
Planning and Zoning Commission
San Juan County
117 South Main
Monticello, UT 84535

 **INVOICE #3865197371.pdf**
111K



PAYMENT INSTRUCTIONS

ISSUED BY:

**Planning and Zoning Commission
San Juan County
117 South Main, Monticello
UT 84535**

TO:

Name: [REDACTED] Company
Address: [REDACTED] Salt Lake City, UT 84104
Email: [REDACTED]@m[REDACTED].services.com
Phone: 801 [REDACTED] 08

Invoice Information:

- **Invoice Number:** #3865197371
- **Amount Due:** \$3,950.00 USD
 - **Due Date:** Upon Receipt
- **Payment Method:** Wire Transfer

Breakdown of Application Approval Fee:

Site Plan Review Fee: \$1,050.00
Zoning Review Fee: \$1,200.00
Environmental Impact Assessment Fee: \$800.00
Administrative Processing Fee: \$400.00
Public Hearing Fee: \$500.00

Total Amount Due: \$3,950.00 USD

Payment Instructions:

Please sign and return this invoice, along with the wire payment receipt, to the provided email address for confirmation.

Wire Transfer Details:

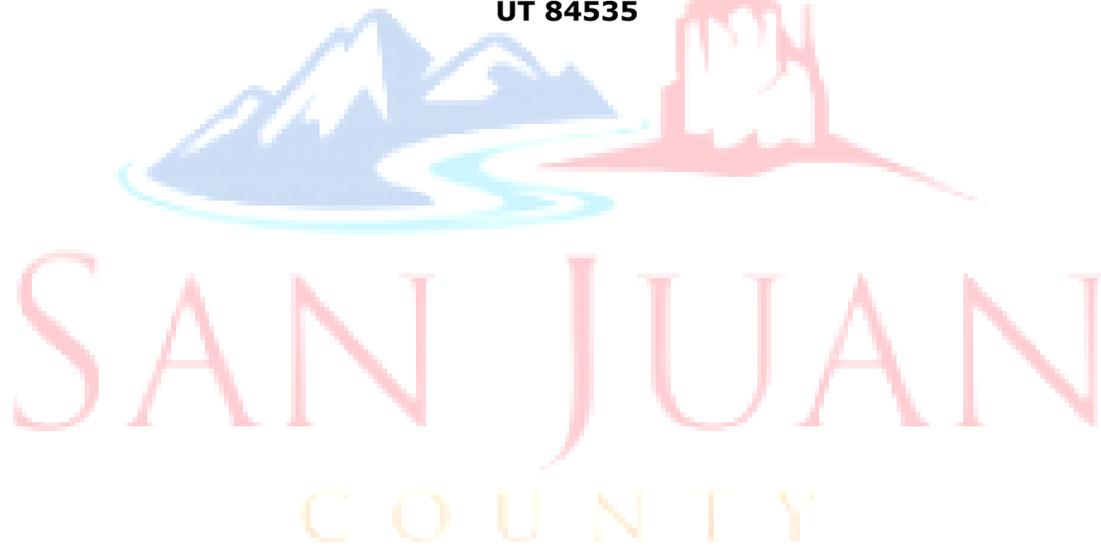
To be issued on request.

Please contact us via email for additional wire transfer information if needed.

Confirmation Details:

- **Signature:** _____
- **Date of Wire Payment:** _____

**Planning and Zoning Commission
San Juan County
117 South Main, Monticello
UT 84535**





Coleman, Corey <ccoleman@sanjuancountyut.gov>

Re: ACTION REQUIRED: Final Approval - for Conditional Use Permit

2 messages

[redacted] <[redacted]@hotmail.com>
To: "permits@sanjuancountyut.gov" <permits@sanjuancountyut.gov>

Thu, Jan 22, 2026 at 12:05 PM

Hi,
Here is that Scam invoice from San Juan county for my conditional use permit. The fact that they used a "doctored" Washington state e-mail address that let me know is a scam.

Thanks

[redacted]

La Sal

From: San Juan County Planning And Zoning Commission <planning.sanjuancountywa.gov@usa.com>
Sent: Wednesday, January 21, 2026 3:11 AM
To: [redacted]@hotmail.com <[redacted]@hotmail.com>
Subject: ACTION REQUIRED: Final Approval - for Conditional Use Permit

Dear [redacted]

We are writing to inform you of an important update regarding your application requesting a conditional use permit to allow [redacted] identified [redacted]. Following a thorough review by Planning and Zoning staff, your application has been found to be complete, and staff has issued a recommendation for approval. As your request moves forward in the approval process, there is one remaining administrative requirement that must be completed at this time: settlement of the invoice for the application approval fee.

Payment of the application approval fee is required in order to finalize processing of your conditional use permit and to formally confirm staff's recommendation as your application proceeds to the next stage of review. To avoid delays, we kindly ask that you address the invoice as soon as possible by following the steps outlined below.

Things to Do:

1. **Review the Payment Instruction for Your Application Approval Fee**
Please carefully review the payment instructions provided with your invoice. These instructions outline the approved payment methods and include important reference details needed to ensure your payment is properly applied to your application.
2. **Settle the Invoice**
Proceed with payment of the invoice in accordance with the provided instructions. Settlement of this invoice is a required step prior to final confirmation of your conditional use permit.
3. **Return Your Payment Receipt to This Email for Confirmation**
After completing payment, please reply directly to this email and attach a copy of your payment receipt. This will allow our office to promptly confirm payment and update our records accordingly.

For your reference, the subject property consists of approximately [redacted] land, currently zoned A1 and enrolled in Greenbelt. The parcel is bordered by ranch land to the south and west and a sparsely populated subdivision [redacted] north. The property includes an improved gravel access road with direct access from the corner [redacted] Utah. Existing infrastructure includes a [redacted] water well drilled [redacted] (Water Right No. 0 - [redacted]), a [redacted] electrical service inspected and approved by San Juan County on [redacted] (Building Permit No. [redacted]), and various amenities supporting low-impact camping use.

Additional improvements include a [redacted]
[redacted]

Based on the information provided, staff finds the proposed use to be appropriate for the property and compatible with surrounding land uses. Accordingly, staff recommends approval of your conditional use permit, subject to completion of all administrative requirements, including payment of the application approval fee.

Should you need any assistance or have questions regarding the invoice, payment instructions, or next steps in the process, please do not hesitate to reply directly to this email. We are happy to assist you.

Thank you for your prompt attention to this matter. We look forward to receiving your payment confirmation.

Sincerely,

Jones Sev
Director,
Planning and Zoning Commission
San Juan County
[117 South Main Street](#)
[Monticello, Utah 84535](#)

This sort of thing is rampant everywhere. [REDACTED] needs to mark the email as phishing so that Microsoft (Hotmail) will block and report it to the proper authorities. [REDACTED] reminding them that all county emails come from the sanjuancountyut.gov domain and warn them of scammer tactics. [REDACTED]

