

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES  
DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-2  
PERMIT APPLICATION

Date Received: \_\_\_\_\_

Date Declared Complete: \_\_\_\_\_

Permit No. \_\_\_\_\_

Application is hereby made for a Earth Change/Coastal Zone Permit

1. Name, mailing address and telephone number of applicant.

Great St. Jim, LLC  
Royal Palms Professional Building



2. Name, title, mailing address and telephone number of owner of property and of developer.

<u>Owner</u>	<u>Developer</u>
Great St. Jim, LLC	N.A.
Royal Palms Professional Bldg =	
9053 Estate Thomas, Suite 101	
St. Thomas, VI 00802 (340) 775-2525	

3. Location of activity. Plot No. Remainder A

Estate Great St. James Cay Island St. Thomas

4. Zoning District R-1

5. Name, mailing address and telephone number of project designer.

John P. Woods, Jaredian Design Group  
P.O. Box 6218, St. Thomas, VI 00804 (340) 777-1600

6. Name, mailing address and telephone number of principal earthwork contractor.

N.A.

7. Summary of proposed activity. Include all incidental improvements such as utilities, roads, etc. (Use additional sheets if necessary).

To construct a residential cottage, swimming pool, terrace & storage buildings.

7a. State type of Land Uses as specified in the VI Zoning Law, which are applied for e.g., restaurant, hotel, single dwelling, etc.

single dwelling & accessory structures

**FORM L&WD-2/PERMIT APPLICATION**

8. Date activity is proposed to start Sept. 2017, be completed Jan. 2019

9. Classification of minor or major permit. Check one:

Minor Permit Application

Major Permit Application

State below which criterion applies in making above check.

Residential Construction

10. Application is hereby made for a permit to authorize the activities described herein. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that the proposed project will comply with the applicable territorial water quality standards or other environmental protection standards both during construction and after the project is completed. I also agree to provide entry to the project site for inspectors from the environmental protection agencies for the purpose of making inspection regarding this application and that to the best of my knowledge and belief, that such information provided herein, is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

Signature of Applicant or Agent

Date

\_\_\_\_\_

7/14/17

Signature of Owner (Where Applicant or Agent is not Owner)

\_\_\_\_\_

7/14/17

**FOR DEPARTMENT USE ONLY**  
**Inspector Record**

Date Inspected: \_\_\_\_\_

( ) Permit Approved

( ) Permit Disapproved

Inspector's Remarks: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Inspector

Date

Commissioner, Planning & Natural Resources

Date

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES  
DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-3  
ZONING REQUIREMENTS TABLE

The following table shall be completed by the applicant with entries as appropriate for the zoning district in which the activity is taking place. Not all the requirements will necessarily apply to a particular zone. Consult the Zoning Law. For your guidance also consult the Zoning Requirement Matrix attached to the application forms, i.e., for a R-2 zone only items 1 through 11 will apply.

Applicants Name: Great St. Jim, LLC Signature: \_\_\_\_\_ Date: 7/14/17

Location of Activity-Plot No. Remainder A Estate Great St. Jim [Redacted] Cay Island St. Thomas

Zoning District: R-1

1. Proposed use (residential etc.) One bedroom cottage
2. Accessory use if any Swimming Pool, Storage Buildings
3. Number of on site parking spaces Existing 1 proposed 1
4. Area of lot, (sq. ft. or acreage) 56.1 Acres
5. Area covered by proposed and existing buildings, (sq. ft.) 13,310 SF
6. Setback of building from street property line, (ft.) 75 ft.
7. Side yard setback (ft) 15 ft.
8. Rear yard setback (ft) 15 ft.
9. Height of building (ft. or stories depending on zone) one story, two stories
10. Proposed: one story
11. Lot width at street line (ft.) 151 ft.
12. Area of usable open space (sq. ft. and (%) of lot 2,430,406 SF and 99.5%
13. Persons per acre ratio N.A.
14. Floor area ratio N.A.
15. Number of onsite parking and loading spaces 4
16. Building setback (yards 11, W-2 only) \_\_\_\_\_

FOR DEPARTMENT USE ONLY

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_ Permit No. \_\_\_\_\_

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES  
DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-5  
PROOF OF LEGAL INTEREST

AFFIDAVIT

I, Jeffrey Epstein, being duly sworn depose and say that:  
Name

1. I am the (check one)

Record title owner (fee simple)

Lessee

Other (specify)

of the real property described as Parcel No(s) Remainder A

Estate Great St. James Cay

Quarter 6A Red Hook

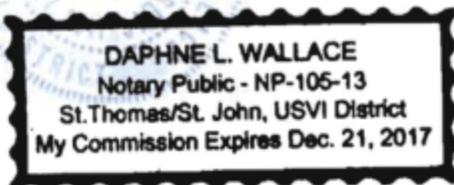
Island St. Thomas

2. I have the irrevocable approvals, permission, or power of attorney from all other persons with a legal interest in the property to undertake the work proposed in the permit application as more fully set forth in the exhibit (s) attached hereto:

The foregoing instrument was acknowledged before me this 14th day of JULY  
20 17 by JEFFREY EPSTEIN at ST. THOMAS county of VIRGIN ISLANDS.

Daphne Wallace  
Notary Public

DECEMBER 21, 2017  
My Commission expires



GOVERNMENT OF THE U.S. VIRGIN ISLANDS  
BUREAU OF INTERNAL REVENUE

6115 EST. SMITH BAY-  
ST. THOMAS, VI 00802  
Tel: (340) 714-9320  
Fax: (340) 714-9341

7/06/2017

4008 ESTATE DIAMOND - PLOT 7-B  
CHRISTIANSTED, VI 00820  
Tel: (340) 773-1040  
Fax: (340) 773-1006

GREAT ST. JIM, LLC  
9053 ESTATE THOMAS  
SUITE 101  
ST THOMAS, VI 00802-0000

Business EIN: 660848875  
RE: CZM

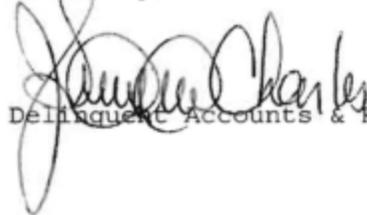
**Please Submit This Letter To Your CZM Authority**

Dear Taxpayer:

This is in response to your application of 6/28/2017 in which you requested a letter of clearance for a Costal Zone Management Permit pursuant to Title 12, V. I. Code, Section 910 (a) (c).

Based on the information in our files, we find that you are current in the filing and payment of your tax obligation. This Certification is for Costal Zone Permit purposes only and does not absolve you of any subsequent revelation of tax obligation past or future.

Sincerely,



Delinquent Accounts & Returns

**GOVERNMENT OF  
THE VIRGIN ISLANDS OF THE UNITED STATES**

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CHARLOTTE AMALIE, ST. THOMAS, VI 00802

**OFFICE OF THE LIEUTENANT GOVERNOR**

**CERTIFICATE OF EXISTENCE**

To Whom These Presents Shall Come:

I, OSBERT E. POTTER, Lieutenant Governor of the Virgin Islands, do hereby certify:

That **GREAT ST. JIM, LLC** filed Articles of Organization with the Office of the Lieutenant Governor on **OCTOBER 26, 2015** and the Company is duly organized under the laws of the United States Virgin Islands;

*That the duration of this Limited Liability Company is perpetual;*

That the company has paid all applicable fees to date; and

That Articles of Termination have not been filed by the company.

In Witness Whereof, I have hereunto set my hand and affix the seal of the Government of the United States Virgin Islands, at Charlotte Amalie, this 5<sup>th</sup> day of July, ████, 2017.



**OSBERT E. POTTER**  
Lieutenant Governor of the Virgin Islands





GOVERNMENT OF  
THE UNITED STATES VIRGIN ISLANDS

**OFFICE OF THE LIEUTENANT GOVERNOR  
DIVISION OF REAL PROPERTY TAX**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.773.0330  
18 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.774.6953

**REAL PROPERTY TAX CLEARANCE LETTER**

TO: Recorder Of Deeds

FROM: Office of the Tax Collector

In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	1-09801-0101-00
LEGAL DESCRIPTION	GREAT ST JAMES ISLAND RED HOOK QTR.
OWNER'S NAME	KJAER, CHRISTIAN

Taxes have been researched up to and including 2016.

CERTIFIED TRUE AND CORRECT BY

LUDENCE ROMNEY  
TAX COLLECTOR

  
SIGNATURE

6/28/2017

DATE

### Flood Plain Determination and Permit Application

To be completed by all applicants

- Owner: Great St. Jim, LLC  
 Mailing Address Royal Palms Professional Building, 9053 Est. Thomas Suite 101, St. Thomas, VI 00802  
 Home Tel. #: \_\_\_\_\_ Business Tel. #: 340-775-2525 Cellular #: \_\_\_\_\_
- Designer: John P. Woods, Jaredian Design Group  
 Lic. #: 437A Tel. #: 340-777-1600 Cellular #: 340-514-3064
- Plot #: Remainder A Estate: Great St. James Cay Quarter: 6A Red Hook  
 Flood Zone Designation: VE, X

If your flood zone designation is Zone A, AE, AO, A1-30, A99, V, VO, Ve or V1-V30 as shown on the NFIP FIRM Map, then complete this section.

..... NFIP Flood Zone Designation .....

1. Type of development:

- 1 or 2 Family dwelling  Mobile Home  Non-Structural   
 3 Family or more, Apartment or Condo Structure  Non-Residential Structure:   
 Commercial Structure  New Construction  Non-Structural   
 Addition to Structure  50% Substantial Improvement of Existing Structure

Description of Activity residential cottage, swimming pool & storage buildings

- Base Flood Elevation at the Development Site is 8 ft. above mean sea level (msl).
- Elevation of the First Floor, Basement or Flood proof level for proposed structure is 12 ft.
- Describe the Non-Structural Activity i.e. septic tank, waste water treatment plants etc. (including the location and development): swimming pool & storage buildings
- Attach a certified copy of site plan ( 8.5" x 11" ) showing Base Flood Elevation . See sample attached.

#### FOR OFFICE USE ONLY

Is the property located in an identified Flood Hazard Area? ( ) YES ( ) NO

NFIP Zone Designation: \_\_\_\_\_ Forward to Flood Plain Manager: ( ) YES ( ) NO

Application: APPROVED ( ) DENIED ( ) RESUBMIT ( )

Plan Reviewer Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_