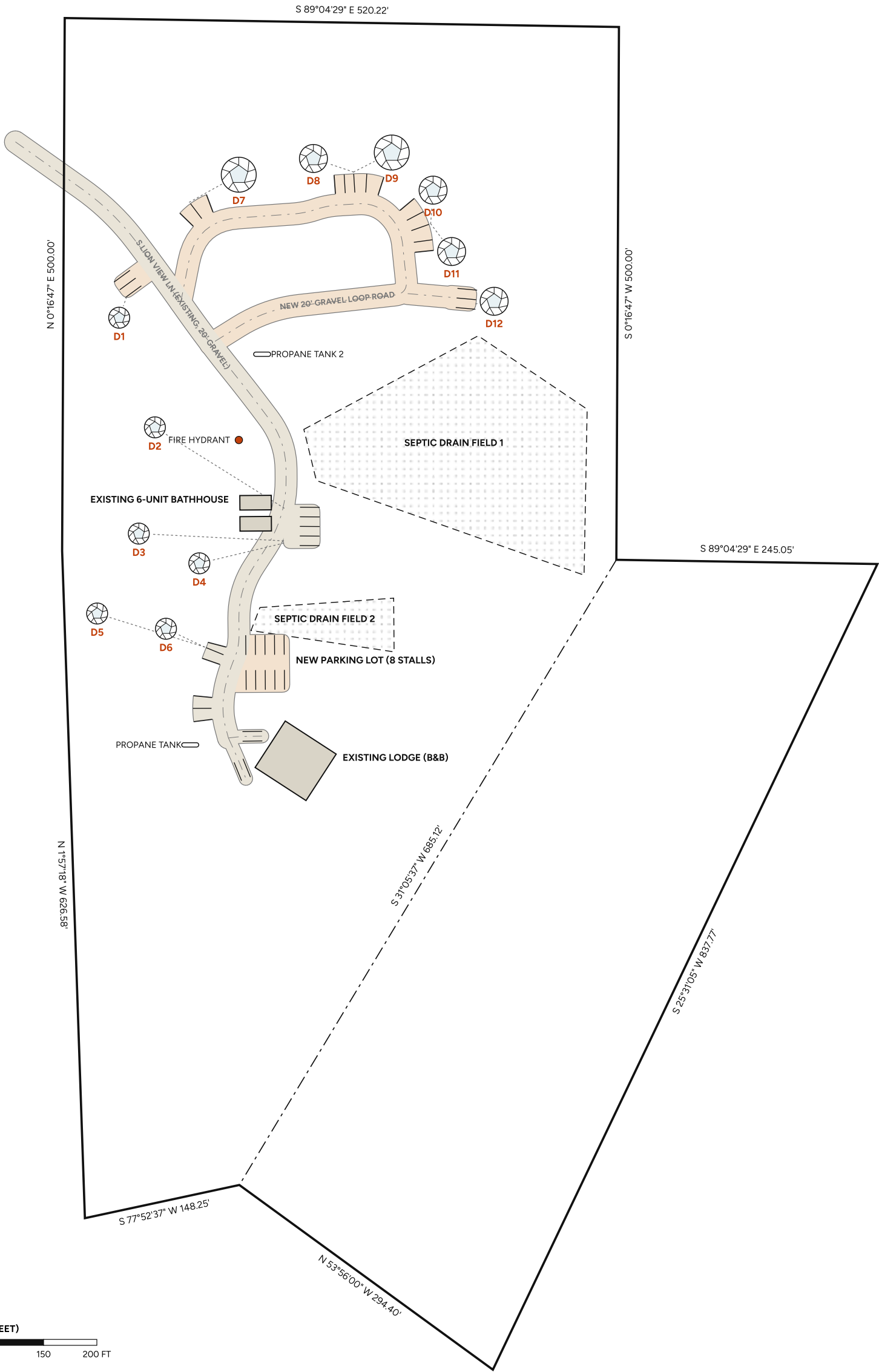




LUXE DEN CAPITOL REEF

Conditional use permit: glass dome site plan (concept)

SITE: 199 W 125 S, Teasdale, UT 84773
COUNTY: Wayne County, Utah
ZONING: Resort Recreation
OWNER: Luxe Den Holdings LLC
APPLICANT: Haley Kotter
TOTAL AREA: 15.01 acres (653,711 sq ft), two parcels
DATE: 2026-10-10

PROPOSED GLASS DOMES						
TYPE	UNITS	QTY	DIA.	HEIGHT	FLOOR AREA	BATHROOM
6m	1, 2, 3, 4, 5, 6	6	19.7'	11.5'	301 sf ea.	Shared bathhouse (existing)
8m	8, 10, 11, 12	4	26.2'	13.1'	538 sf ea.	En-suite
10m	7, 9	2	32.8'	16.4'	850 sf ea.	En-suite
TOTAL: 12 domes, 5,658 sq ft of floor area						
6m: Raxtent 6m glass dome, wood panels						
8m: Raxtent 8m geodome house						
10m: Raxtent 10m wood and glass dome						

SITE DATA	
Dome footprints:	5,658 sq ft
Existing buildings (approx.):	3,766 sq ft
New gravel road (approx.):	11,615 sq ft
New parking stalls (9' x 18'):	26 stalls, 4,212 sq ft
Existing parking stalls:	6 stalls (Lodge)
Total parking:	32 stalls
Site coverage, buildings:	1.4%

- NOTES**
- Boundary from recorded bearings on the 2022 Centex master plan; acreage computed from them.
 - Dome, road and parking positions are a concept layout from aerial imagery, about +/-25 ft.
 - Contours (2 ft), setbacks, easements, utilities and structures within 100 ft of the property to be added by a licensed surveyor or engineer before submission.
 - 6m domes use the existing 6-unit bathhouse; 8m and 10m domes have en-suite bathrooms.