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## **3M-SF Park Heights Gains Key Support**

By [Brian K. Miller](#)

LAS VEGAS-Park Heights, a proposed 2.97-million-square-foot mixed-use development in the Las Vegas suburb of Henderson, NV gained the support of the city's planning commission last week. After a couple of [previous delays](#), the commission voted to recommend that the full city council approve the zone changes and waivers necessary to proceed with the project as planned. The city council is scheduled to vote on matters Dec. 16.

The development plan calls for 1,588 residential units and 850,000 square feet of commercial, office, hotel and civic space in dozens of buildings including five 13-story to 30-story towers, according to city documents. The would-be developer is locally based Glen, Smith & Glen Development. There is currently no development timeline for the project.

The development site is located off the northwest corner of Stephanie Street and Wigwam Parkway, just north of Interstate 215. Abutting one side of the site is a 40-acre property abutting a city-owned, 100-acre former gravel pit that will eventually become a park surrounding a 20-acre lake. Abutting another side is Union Pacific railroad right of way that the city anticipates will accommodate a future transit link.

The two zone changes include: adding a section for mixed-use development in the Cornerstone Master Plan as well as a list of outright permitted uses that otherwise are not addressed; and creating a new site plan and design guidelines for the previously approved Stone Lake Village development proposed for the site. The waivers would allow the development to exceed the maximum height levels in the area and come in below the minimum parking requirement.

To compensate for exceeding the height limit, GSG would provide nearly twice the required amount of open space--14.7 acres instead of 7.8 acres. To compensate for a decreased parking requirement--5,500 spaces instead of 6,249--GSG proposes to have 90% of the parking be subterranean and to share parking between uses.

The land owner, Stephanie LH LLC, is 84% controlled by D & M Realty Holding LLC of Incline Village, NV, according to the Nevada Secretary of State's office, which keeps the same P.O. Box as Dean and Madylon Meiling, according to campaign contribution information also filed with the state. Dean S. Meiling's professional history is with Newport Beach, CA-based Pacific Investment Management Co., better known as PIMCO, according to SEC documents. The other two largest interests in Stephanie LH LLC are the Small LLC (7.63%) and the Kenneth M. Smith Trust (4.22%), which together own 100% of Glen, Smith, Glen Development. Ken Smith is the founder of GSG Development. The Small LLC is controlled by Alan and Samantha Glen.

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