

IN THE SUPREME COURT OF THE STATE OF NEVADA

FORE STARS, LTD., a Nevada Limited Liability Company; 180 LAND CO., LLC, a Nevada Limited Liability Company; SEVENTY ACRES, LLC, a Nevada Limited Liability Company,

Appellees,

VS.

DANIEL OMERZA, DARREN BRESEE, STEVE
CARIA, and DOES 1-1000,

Appellants,

Case No. 2:21-cv-00038
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(same caption)

JOINT APPENDIX SUBMITTED BY APPELLANTS AND APPELLEES

VOLUME 1 (Pages 1-95)

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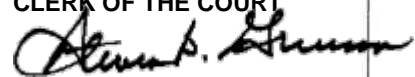
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**DISTRICT COURT
CLARK COUNTY, NEVADA**

FORE STARS, LTD., a Nevada Limited
Liability Company; 180 LAND CO., LLC, a
Nevada Limited Liability Company;
SEVENTY ACRES, LLC, a Nevada Limited
Liability Company;

Plaintiffs,

vs.

DANIEL OMERZA, DARREN BRESEE,
STEVE CARIA,, AND DOES 1-1000,

Defendants.

CASE NO. A-18-771224-C

DEPT. NO: Department 31

COMPLAINT

Plaintiffs, Fore Stars, Ltd. ("Fore Stars"), 180 Land Co., LLC ("180 Land Co."), and Seventy Acres, LLC ("Seventy Acres"), (collectively referred to as "Plaintiffs") by and through their undersigned counsel, James J. Jimmerson, Esq., of the law firm of Jimmerson Law Firm, P.C., for their complaint against Defendants states as follows:

PARTIES

1. Plaintiff Fore Stars Ltd., is a limited liability company organized to do business in the State of Nevada.

2. Plaintiff 180 Land Co LLC is a limited liability company organized to do business in the State of Nevada.

3. Plaintiff Seventy Acres LLC is a limited liability company organized to do business in the State of Nevada.

4. Defendant David Omerza (“Omerza”) is an individual residing in Clark County, Nevada.

5. Defendant, Daniel Bresee (“Bresee”), is an individual residing in Clark County, Nevada.

6. Defendant, Steve Caria (“Caria”), is an individual residing in Clark County, Nevada.

7. The true names of DOES 1 through 1000, their capacities, whether individual, associate, partnership, municipality or otherwise, are known and unknown to the Plaintiffs, but DOES 1 through 1000 actions, and the resulted harm to the Plaintiffs, is not fully known. Some or all of the DOES are, upon information and belief, residents within the Queensridge Common Interest Community created under NRS 116, but who have no claim of title, use or entitlement to the adjoining real property owned by Plaintiffs herein. Therefore, Plaintiffs sue these Defendants by such fictitious names. Plaintiffs are informed and believe, and therefore allege, that each of the Defendants, designated as DOES 1 through 1000, are or may be legally responsible for the events referred to in this action, and caused damages to the Plaintiffs, as herein alleged, and the Plaintiffs will ask leave of this Court to amend the Complaint to insert the true names and capacities of such Defendants, when the same have been ascertained, and to join them in this action, together with the property charges and allegations. (DOES 1 through 1000 collectively referred to herein as the "DOES"). Plaintiffs also reserve their right to expand the number of DOES to a number larger than 1000 as discovery and investigation commences.

Jurisdiction and Venue

8. The State of Nevada possesses both subject matter and personal jurisdiction over the parties hereto. The events involving this lawsuit, and the contacts of the parties within Clark County,

1 Nevada, grant both subject matter and personal jurisdiction over the parties to this Court. Venue
2 also lies properly in Clark County, Nevada.

3 **Allegations Common To All Claims**

4 9. Plaintiffs Fore Stars, Ltd., 180 Land Co., LLC, and Seventy Acres, LLC (collectively
5 “Land Owners” or “Plaintiffs”) own approximately 250 acres of land which was previously leased
6 to a golf course operator who operated the Badlands Golf Course (collectively the “Land”).

7
8 10. On May 20, 1996, Nevada Legacy 14, LLC recorded a Master Declaration of
9 Covenants, Conditions, Restrictions and Easements for Queensridge, which was later amended and
10 restated, (“Queensridge Master Declaration”) with the Clark County Recorder in order to establish
11 the common interest community known as “Queensridge.” Queensridge was created and organized
12 under the provisions of NRS 116.

13 11. The Queensridge Master Declaration describes Queensridge in Section 2.1 as “an
14 exclusive master-planned community”, and in Section 1.55 states: “Master Plan” shall mean the
15 Queensridge Master Plan proposed by Declarant for the Property and the Annexable Property which
16 is set forth in Exhibit “1,” hereto, as the same may be from time to time supplemented and amended
17 by Declarant, in Declarant’s sole discretion, a copy of which, and any amendments thereto, shall be
18 on file at all times in the office of the Association.”

19
20 12. The Purchase Agreement (“PSA”), that was executed by Defendant Omerza, and by
21 Defendant Bresee, and by Defendant Caria, contains certain very specific disclosures and
22 acknowledgements with respect to the Land , including but not limited to notice via the respective
23 CC&Rs and other documentation that the Land is developable. Depending on the location of the
24 lot/home, Defendants acknowledged receipt of documents, including but not limited to, some or all
25 of the following:
26

27 ///

- 1 a. PSA Addendum “1” to PSA, wherein Defendants initialed that they received:
- 2 i. A public offering statement which disclosed that the adjacent Land (then a
- 3 golf course) is not a part of Queensridge.
- 4 ii. The Queensridge Master Declaration, which disclosed that the adjacent Land
- 5 (then a golf course) is not a part of Queensridge (and a comparable Master Declaration for
- 6 Queensridge Towers); and
- 7 iii. A Notice of Zoning Designation of Adjoining Lot (as attachment “C” to the
- 8 PSA). The Adjoining Lot was the Land and the zoning disclosed was RPD-7.
- 9
- 10 b. PSA Addendum “1” – Additional Disclosures Section 4 – No Golf Course
- 11 or Membership Privileges. Purchaser shall not acquire any rights, privileges, interest, or
- 12 membership in the Badlands Gold Course or any other golf course, public or private, or any
- 13 country club membership by virtue of its purchase of the Lot.
- 14
- 15 c. PSA Addendum “1” – Additional Disclosures Section 7 – Views/Location
- 16 Advantages. The Lot may have a view or location advantage at the present time. The view
- 17 may at present or in the future include, without limitation, adjacent or nearby single-family
- 18 homes, multiple-family residential structures, commercial structures, utility facilities,
- 19 landscaping, and other items. The Applicable Declarations may or may not regulate future
- 20 construction of improvements and landscaping in the Planned Community that could affect
- 21 the views of other property owners. Moreover, depending on the location of the Lot,
- 22 adjacent or nearby residential dwellings or other structures, whether within the Planned
- 23 Community or outside the Planned Community, could potentially be constructed or modified
- 24 in a manner that could block or impair all or part of the view from the Lot and/or diminish
- 25 the location advantages of the Lot, if any. Purchaser acknowledges that Seller has not made
- 26 any representations, warranties, covenants, or agreement to or with Purchaser concerning
- 27
- 28

1 the preservation or permanence of any view or location advantage for the Lot, and Purchaser
2 hereby agrees that Seller shall not be responsible for any impairment of such view or location
3 advantage, or for any perceived or actual loss of value of the Lot resulting from any such
4 impairment. Purchaser is and shall be solely responsible for analyzing and determining the
5 current and future value and permanence of any such view from or location advantage of the
6 Lot. This section was specifically initiated by the Lot Purchasers.

7
8 d. As to the Queensridge Towers, the Public Offering Statement also
9 specifically disclosed (1) that the zoning to the south was R-PD7, "Residential up to 7 du;"
10 (2) that "As to those properties contiguous to the Condominium Property, Developer makes
11 no representation that development will follow the above plan, assumes no responsibility for
12 errors or omissions in the information provided and makes no representations as to the
13 development of such properties. As to the property to be submitted to the Condominium
14 pursuant to the Declaration, Developer reserves the right to make changes In the proposed
15 land use,"; and (3) Developer makes no representations as to the desirability or existence of
16 any view from the Unit. The anticipated or currently existing view from the Unit may be
17 changed at any time, either due to action taken by Developer, affiliates of the Developer or
18 any third party." Additionally, the PSA for Queensridge Towers specifically stated: "Seller
19 makes no representations as to the subdivision, use or development of any adjoining or
20 neighboring land (including land that may be withdrawn from the Condominium according
21 to the terms of the Declaration). Without limiting the generality of the foregoing, views from
22 the Unit may be obstructed by future development of adjoining or neighboring land and
23 Seller disclaims any representation that views from the U it will not be altered or obstructed
24 by development of neighboring land;" and "Without limiting the generality of the foregoing
25 or any disclosures in the POS, Purchaser acknowledges that affiliates of Seller control land
26
27
28

1 neighboring or in the vicinity of the Property. Neither Seller nor its affiliates make any
2 representation whatsoever relating to the future development of neighboring or adjacent land
3 and expressly reserve the right to develop this land in any manner that Seller or Seller's
4 affiliates determine in their sole discretion."

5 13. The Land, upon which the golf course was operated, was not annexed into
6 Queensridge under Queensridge Master Declaration.

7 14. The Queensridge Master Declaration established Custom Home Estate Design
8 Guidelines included as Exhibit 1 (page 1-3) an Illustrative Site Plan depicting the portion of the
9 Land adjacent to the Lot purchased by Defendants as a neighborhood of single family homes, and
10 as Exhibit 2 (page 1-4) designating the portion of the Land adjacent to the Lot purchased by
11 Defendants as "Future Development."
12

13 15. Upon information and belief, Defendant Omerza closed escrow on a piece of real
14 property within the Queensridge Community under a PSA.
15

16 16. Upon information and belief, a deed was recorded evidencing the Defendant
17 Omerza's acquisition of this real property.

18 17. Upon information and belief, Defendant Bresee closed escrow on a piece of real
19 property within the Queensridge Community under a PSA.

20 18. Upon information and belief, a deed was recorded evidencing the Defendant Bresee's
21 acquisition of this real property.
22

23 19. Upon information and belief, Defendant Caria closed escrow on a piece of real
24 property within One Queensridge Place Community under a PSA.

25 20. Upon information and belief, a deed was recorded evidencing the Defendant Caria's
26 acquisition of this real property.

27 ///

1 21. The deed obtained by Defendant Omerza and the deed obtained by Defendant Bresee
2 and the deed obtained by Defendant Caria are clear by their respective terms that they have no rights
3 to affect or control the use of Plaintiffs' real property.

4 22. Conversely, the deeds memorializing the property owned by the respective Plaintiffs,
5 are clear on their face that they are not affected by or conditioned upon the Queensridge Community,
6 a common interest community.

7 23. In or about March 2018, the Defendants and Does 1-1000, and perhaps others,
8 reached an agreement between themselves and engaged in a scheme to attempt to improperly
9 influence and/or pressure the Plaintiffs to give over to Defendants and/or their co-conspirators a
10 portion of their real estate and/or a portion of their project and to improperly influence and/or
11 pressure public officials including, but not limited to, the City of Las Vegas Planning Commission
12 and the Las Vegas City Council to delay or deny Plaintiff's land rights to develop their property.
13 This scheme and agreement between Defendants and their co-conspirators included, but not limited
14 to, the preparation, promulgation, solicitation and execution of a statement and/or declaration
15 (hereinafter "Declaration") aimed to be sent or delivered to the City of Las Vegas that each of the
16 signatories, "The undersigned purchased a residence/lot in Queensridge which is located within the
17 Peccole Ranch Master Planned Community" and that "The undersigned made such purchase in
18 reliance upon the fact that the open space/natural drainage system could not be developed pursuant
19 to the City's Approval in 1990 of the Peccole Ranch Master Plan and subsequent formal actions
20 designating the open space/natural drainage system in its General Plan as Park Recreations – Open
21 Space which land use designation does not permit the building of residential units." And finally,
22 that "At the time of purchase, the undersigned paid a significant lot premium to the original
23 developer as consideration for the open space/natural drainage system." Said Declaration is attached
24 hereto as Exhibit 1.
25
26
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1 24. That said declaration or statement is false.

2 25. That said declaration or statement, being false, is being intentionally prepared,
3 circulated, executed, and delivered to the City of Las Vegas for the improper purposes of attempting
4 to delay or deny Plaintiffs' development of their land rights and their property, and is intended to
5 do so, by falsely and intentionally misrepresenting facts, as stated therein that the Defendants, and
6 their co-conspirators, made their purchase of their real property in reliance upon the fact that the
7 open space/natural drainage system would not be developed "pursuant to the City's Approval in
8 1990 of the Peccole Ranch Master Plan and subsequent formal actions designating the open
9 space/natural drainage system in its General Plan as Park Recreations – Open Space which land use
10 designation does not permit the building of residential units" as those words are used within the
11 Declaration prepared, promulgated, solicited and/or executed by the Defendants and their co-
12 conspirators.
13

14 26. That the actions of the Defendants and their co-conspirators to knowingly and
15 intentionally sign the knowingly false Declaration were wrongful. The declaration is false, and it is
16 intended to cause third-parties, including the City of Las Vegas, who detrimentally relied thereon,
17 to take action against Plaintiffs. These actions of Defendants and their co-conspirators, in order to
18 further their improper scheme and agreement, has caused irreparable injury to the Plaintiffs for
19 which there is no adequate remedy of law.
20

21 27. The efforts of Defendants and their co-conspirators, are improper, and are an attempt
22 to achieve something that is socially or morally improper or illegal, or out of balance from normal
23 societal expectations of behavior.
24

25 28. Defendants, and their co-conspirators, have engaged in multiple concerted actions,
26 including, but not limited to, the preparation, promulgation, and conspiracy to cause homeowners
27 in the Queensridge Community to execute the proposed Declaration despite the fact that the
28

1 Declaration is, upon information and belief, false, misleading, and is being solicited and procured
2 based upon false representations of fact that Defendants and their co-conspirators are intentionally
3 causing to occur, with the intent of causing the homeowners who are being asked to sign the
4 document, to detrimentally rely upon their representation approximately, and to cause the City of
5 Las Vegas to rely on the same, directly causing damages to the Plaintiffs.

6 29. That attached hereto as Exhibits 2 and 3 are true and correct copies of two (2) Court
7 Orders that are public record before the Eighth Judicial District Court. The Court Orders arise from
8 the case of Fore Stars, et al v. Peccole, et al, Case Number A-16-739654-C. The Court Orders are
9 dated November 30, 2016; and, Exhibit 2 dated January 31, 2017. Said Findings of Fact,
10 Conclusions of Law, and Order and Judgments are included by reference within this Complaint as
11 if fully set forth herein. Also attached hereto as Exhibit 4 is a true and correct copy of a Court Order
12 filed May 2, 2017 that is a public record before the Eighth Judicial District Court. The Court Order
13 arises from the case of Binion et al v. Fore Stars, et al Case Number A-17-729053, and specifically
14 found that Plaintiffs therein failed to state a claim upon which relief may be granted in seeking an
15 order "declaring that NRS Chapter 278A applies to the Queenridge/Badlands development and that
16 no modifications may be made to the Peccole Ranch Master Plan without the consent of property
17 owners" and "enjoining Defendants from taking any action (iii) without complying with the
18 provisions of NRS Chapter 278A," and that "as a matter of law NRS Chapter 278A does not apply
19 to common interest communities. NRS 116.1201 (4)." Said Findings of Fact, Conclusions of Law,
20 and Order are included by reference within this Complaint as if fully set forth herein.
21
22

23 30. The actions of the Defendants, and their co-conspirators, are intended by them, to
24 harm the Plaintiffs and Plaintiffs' land rights, and are being prepared, circulated and solicited to be
25 signed by Defendants, and their co-conspirators solely for the purposes of harassing and maliciously
26 attacking the reputation and character of Plaintiffs, their property rights to develop their property,
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28

1 to cause economic damage and harm to Plaintiffs, and to slander the title of the property owned by
2 the Plaintiffs referenced herein under the guise of seeking to petition members of the City of Las
3 Vegas and/or its legislative branches, the Planning Commission and/or City Council, amongst
4 others, that despite this guise and the campaign to cause delay and damage by the Defendants and
5 their co-conspirators to the Plaintiffs and to the development of Plaintiffs' land, has caused Plaintiffs
6 irreparable injury.

7
8 31. The action of the Defendants, in addition to causing irreparable injury to the
9 Plaintiffs, has also caused the Plaintiffs substantial money damages in a sum in excess of \$15,000
10 all to be proven at the time of trial.

11 32. Plaintiffs have been forced to retain counsel to prosecute this action and Plaintiffs
12 are entitled to an award of attorneys' fees and costs.

13 **FIRST CLAIM FOR RELIEF**
14 **(Equitable and Injunctive Relief)**

15 33. Plaintiffs re-allege the allegations stated in paragraphs 1 through 32 above.

16 34. The actions of Defendants and their co-conspirators, to prepare, promulgate, solicit
17 and seek the signature of homeowners within the Queensridge common interest community and to
18 cause them to misrepresent the facts and circumstances under which they purchased their property
19 within Queensridge are improper, fraudulent, tortious, and intended to irreparably harm the
20 Plaintiffs and to cause them harm and damages.

21
22 35. That the actions of the Defendants and their co-conspirators, are repetitive, and
23 continuing, and in accordance with the Nevada Supreme Court decision of *Chisholm v. Redfield*,
24 347 P.2d 523 (1959) and other related cases, the repeated repugnant and tortious actions of the
25 Defendants and their co-conspirators to essentially suborn the assertion of facts that are false and
26 which are misrepresentations of facts, has irreparably damaged the Plaintiffs.

27
28 36. That the actions of the Defendants and their co-conspirators, have caused the

1 Plaintiffs irreparable harm, for which no adequate remedy of law exists. That the Plaintiffs can
2 establish a likelihood of success on the merits, and that the balance of hardships in this case tips
3 sharply in Plaintiffs' favor. Further, the public interest involved in this case, supports the Plaintiffs
4 being granted equitable relief to preliminarily and permanently enjoin the Defendants and their co-
5 conspirators from continuing their irreparable harm of the Plaintiffs and the Plaintiffs' property
6 rights.

7
8 37. As a result of the Defendants' and their co-conspirators' actions, the Plaintiffs have
9 no adequate remedy law and they are entitled to preliminary and permanent injunction against the
10 Defendants and each of them, including against DOES 1 through 1000, in temporarily and
11 permanently enjoining them from preparing, soliciting, and obtaining false signatures from
12 homeowners through use of misrepresentation of facts and other sorted means, all to Plaintiffs'
13 damage and detriment.

14 38. Plaintiffs are entitled to equitable relief as set forth herein enjoining and otherwise
15 protecting Plaintiffs from the actions of Defendants and each of them.
16

17 **SECOND CLAIM FOR RELIEF**
18 **(Intentional Interference with Prospective Economic Relations)**

19 39. Plaintiffs incorporate paragraphs 1 through 38 above as if fully set forth herein.

20 40. Plaintiffs Fore Stars, Ltd., 180 Land Company, Seventy Acres LLC have expended
21 hundreds of thousands of dollars, if not more, to properly develop their property, the Land, and to
22 seek from the City of Las Vegas, permission to develop their real property since they came in control
23 of the same in 2015.

24 41. Defendants, and DOES, knew, or should have known, that Plaintiffs would be
25 developing the Land with third parties, and would be working with the City of Las Vegas to cause
26 the same to occur.
27
28

1 42. Defendants, and DOES, knew, or should have known, that Plaintiffs' relationship
2 with third parties would be disrupted, for several reasons, including, but not limited to, the
3 preparation, promulgation, solicitation and execution of the Declarations and statements referenced
4 herein. Defendants and DOES intended by their actions to disrupt the development of Plaintiffs'
5 land.

6 43. Defendants, and DOES, engaged in wrongful conduct through the preparation,
7 promulgations, solicitation and execution of the Declarations and statements referenced herein,
8 which contain false representations of fact, and using their intentional misrepresentations to
9 influence and pressure homeowners to sign a statement, relying upon the representations of the
10 solicitors, Defendants herein, to the detriment of the Plaintiffs, as well as to the character and
11 reputation of Plaintiffs in the community, and to the development of their Land.

12 44. The Defendants, and DOES, intend by their actions to intentionally disrupt the
13 Plaintiffs' prospective economic advantages through the development of their property, which has
14 caused the Plaintiffs damages in excess of \$15,000 to be proven at the time of Trial.
15

16 45. Defendants' and DOES' wrongful conduct is a substantial factor in causing
17 Plaintiffs, and each of them, substantial harm and money damages.
18

19 46. As a result of Defendants' and DOES' improper actions, Plaintiffs have been
20 damaged in a sum in excess of \$15,000.

21 47. The actions of Defendants and DOES were malicious, oppressive and/or fraudulent,
22 for which Plaintiffs are entitled to an award of punitive damages in an amount to be determined at
23 the time of Trial.
24

25 **THIRD CLAIM FOR RELIEF**
26 **(Negligent Interference with Prospective Economic Relations)**

27 48. Plaintiffs incorporate paragraphs 1 through 47 above as if fully set forth herein.
28

1 49. Plaintiffs, Defendants and DOES are within a proximate relationship that creates an
2 undertaking by the Defendants not to harm the economic interests and value of Plaintiffs' Land.

3 50. Defendants and DOES knew, or should have known, of Plaintiffs' prospective
4 economic advantages, and of their intent, desire and expenditure of substantial funds to develop
5 their property.

6 51. Defendants, and DOES, knew, or should have known, that the statements contained
7 within the prepared, promulgated and solicited Declaration were false, and that their actions in
8 soliciting homeowners to sign the same were based upon negligent and/or fraudulent
9 misrepresentations of fact, negligently and/or intentionally made to cause the homeowners to rely
10 and to influence the homeowners to submit these Declarations to City of Las Vegas officials, despite
11 their falsity, all in a scheme and plan to harm Plaintiffs.

12 52. Defendants, and DOES, knew, or should have known, that they were obliged to treat
13 the Plaintiffs with reasonable care. Defendants and DOES breached their duty to act with reasonable
14 care owed to the Plaintiffs, which behavior by the Defendants, and each of them, through the
15 preparation, promulgations, solicitation and execution of these Declarations was negligently
16 performed, and which proximately caused the Plaintiffs money damages in excess of \$15,000.

17 53. The actions of Defendants and DOES were not privileged or otherwise protected.
18

19 54. The actions of Defendants and DOES were intended to disrupt the Plaintiffs'
20 business and the development of their real estate.
21

22 55. As a result of Defendants' and DOES' negligent interference with Plaintiffs'
23 prospective economic relations, the Plaintiffs have been damaged in a sum in excess of \$15,000.
24

25 **FOURTH CLAIM FOR RELIEF**
26 **(Conspiracy)**

27 56. Plaintiffs incorporate paragraphs 1 through 55 as if fully set forth herein.
28

1 57. In March 2018, Defendants and their co-conspirators, including, but not limited to
2 DOES 1 – 1000, reached an agreement between themselves and formed a concerted action to
3 improperly influence and/or pressure third-parties, including officials within the City of Las Vegas,
4 and others with the intended action of delaying or denying the Plaintiffs' land rights and their intent
5 to develop their property.

6 58. The Defendants, and DOES 1 – 1000, by their agreement and their concerted action
7 conducted themselves in a way to maximize their opportunities to achieve their improperly goals,
8 including, but not limited to, their attempt to use this delay and denial of Plaintiffs' rights to bargain
9 for a percentage of the project from the Plaintiffs, upon information and belief.

11 59. The actions of the Defendants were undertaken to achieve improper purposes or
12 motives. The purpose sought to be achieved by these Defendants, and their co-conspirators, was an
13 attempt by them to achieve something that was socially or morally improper, or illegal, or out of the
14 bounds from normal societal expectations of behavior.

15 60. The Defendants, and their co-conspirators agreement was implemented by their
16 concerted actions to object to Plaintiffs' development, to use their political influence, by utilizing
17 false representations of fact in the form of the declarations of homeowners that the homeowners had
18 allegedly detrimentally relied up the presence of the Peccole Master Plan prior to their purchase of
19 their real property, a representation of fact that, upon information and belief is false and intentionally
20 so. That the actions of the Defendants are without merit, undertaken in bad faith, and without
21 reasonable grounds. They were undertaken specifically as a tactic to delay or prevent the Plaintiffs
22 from developing their own land the goal itself, or in combination with the Defendants and their co-
23 conspirators desire to pressure the Plaintiffs to deliver a portion of their project over to Defendants
24 upon information and belief.

27 ///

1 61. That the words and actions of the Defendants, and/or their co-conspirators are
2 improper and have caused the Plaintiff substantial money damages in a sum in excess of Fifteen
3 Thousand Dollars (\$15,000), all to be proven at the time of trial.

4 **FIFTH CLAIM FOR RELIEF**
5 **(Intentional Misrepresentation)**

6 62. Plaintiffs incorporate paragraphs 1 through 61 as if fully set forth herein.

7 63. The actions of the Defendants and their co-conspirators, were intentional, constitute
8 an intentional misrepresentation, and were undertaken with the intent of causing homeowners and
9 the City of Las Vegas to detrimentally rely upon their misrepresentation of facts being falsely made
10 by Defendants.

11 64. That said actions by the Defendants were detrimentally and reasonably relied upon
12 by the homeowners, and was thought to have been relied upon by the City of Las Vegas, all to the
13 Plaintiffs' damages as set forth herein in a sum in excess of Fifteen Thousand Dollars (\$15,000).

14 65. That Defendants' intentional misrepresentations were intentionally and maliciously
15 oppressively and fraudulently undertaken and asserted, for which the Plaintiffs are entitled to an
16 award of punitive damages in a sum to be determined at the time of trial.

17 **SIXTH CLAIM FOR RELIEF**
18 **(Negligent Misrepresentation)**

19 66. Plaintiffs incorporate paragraphs 1 through 65 as if fully set forth herein.

20 67. Pled in the alternative pursuant to NRCP 8, Defendants had an obligation to the
21 Plaintiffs not to defame slander or otherwise harm the Plaintiffs, and their property rights.
22

23 68. That Defendants owed the Plaintiffs a duty of care, which they breached by virtue of
24 their actions which were at the very least negligent, and the representations that they made, were
25 negligently, if not intentionally asserted, proximately causing the Plaintiffs damages in a sum in
26 excess of Fifteen Thousand Dollars (\$15,000).
27
28

1 WHEREFORE, Plaintiffs pray for judgment against Defendants, and each of them,
2 as follows:

- 3 1. Compensatory Damages in a sum in excess of Fifteen Thousand Dollars (\$15,000);
- 4 2. Punitive Damages in a sum in excess of Fifteen Thousand Dollars (\$15,000);
- 5 3. Equitable relief and preliminary and permanent injunctive relief as prayed for herein;
- 6 4. An award of reasonable attorney's fees and costs; and
- 7 5. Such other and further relief as the Court deems proper in the premises.

8
9 Dated: March 15, 2018.

10 THE JIMMERSON LAW FIRM, P.C.

11
12 /s/ James J. Jimmerson, Esq.
13 James J. Jimmerson, Esq. #000264
14 Email: ks@jimmersonlawfirm.com
15 JIMMERSON LAW FIRM P.C.
16 415 S. 6th St. #1000
17 Las Vegas, NV 89101
18 Telephone: (702) 388-7171
19 Facsimile: (702) 387-1167

20 Attorneys for Plaintiffs Fore Stars, Ltd.,
21 180 Land Co., LLC., Seventy Acres, LLC
22
23
24
25
26
27
28

Exhibit “1”

TO: City of Las Vegas



The undersigned purchased a residence/lot in Queensridge which is located within the Peccole Ranch Master Planned Community.

The undersigned made such purchase in reliance upon the fact that the open space/natural drainage system could not be developed pursuant to the City's Approval in 1990 of the Peccole Ranch Master Plan and subsequent formal actions designating the open space/natural drainage system in its General Plan as Parks Recreation - Open Space which land use designation does not permit the building of residential units.

At the time of purchase, the undersigned paid a significant lot premium to the original developer as consideration for the open space/natural drainage system.

Resident Name (Print)

Resident Signature

Address

Date

TO: City of Las Vegas



The undersigned purchased a residence/lot in Queensridge which is located within the Peccole Ranch Master Planned Community.

The Undersigned made such purchase in reliance upon the fact that the open space/natural drainage system could not be developed pursuant to the City's Approval in 1990 of the Peccole Ranch Master Plan and subsequent formal actions designating the open space/natural drainage system in its General Plan as Parks Recreation - Open Space which land use designation does not permit the building of residential units.

Resident Name (Print)

Resident Signature

Address

Date

APP 0018

Exhibit “2”



CLERK OF THE COURT

1 **FFCL**

2 **DISTRICT COURT**

3 **CLARK COUNTY, NEVADA**

4 ROBERT N. PECCOLE and NANCY A.
5 PECCOLE, individuals, and Trustees of the
6 ROBERT N. AND NANCY A. PECCOLE
FAMILY TRUST,

7 Plaintiffs,

8 v.

9 PECCOLE NEVADA, CORPORATION, a
Nevada Corporation; WILLIAM PECCOLE
10 1982 TRUST; WILLIAM PETER and
WANDA PECCOLE FAMILY LIMITED
11 PARTNERSHIP, a Nevada Limited
Partnership; WILLIAM PECCOLE and
12 WANDA PECCOLE 1971 TRUST; LISA P.
MILLER 1976 TRUST; LAURETTA P.
13 BAYNE 1976 TRUST; LEANN P.
GOORJIAN 1976 TRUST; WILLIAM
14 PECCOLE and WANDA PECCOLE 1991
TRUST; FORE STARS, LTD., a Nevada
15 Limited Liability Company; 180 LAND CO,
LLC, a Nevada Limited Liability Company;
16 SEVENTY ACRES, LLC, a Nevada Limited
Liability Company; EHB COMPANIES,
17 LLC, a Nevada Limited Liability Company;
THE CITY OF LAS VEGAS; LARRY
18 MILLER, an individual; LISA MILLER, an
individual; BRUCE BAYNE, an individual;
19 LAURETTA P. BAYNE, an individual;
YOHAN LOWIE, an individual; VICKIE
20 DEHART, an individual; and FRANK
PANKRATZ, an individual,

21 Defendants.
22

Case No. A-16-739654-C
Dept. No. VIII

**FINDINGS OF FACT, CONCLUSIONS
OF LAW AND JUDGMENT GRANTING
DEFENDANTS FORE STARS, LTD., 180
LAND CO LLC, SEVENTY ACRES LLC,
EHB COMPANIES LLC, YOHAN
LOWIE, VICKIE DEHART AND FRANK
PANKRATZ'S NRCP 12(b)(5) MOTION
TO DISMISS PLAINTIFFS' AMENDED
COMPLAINT**

**Hearing Date: November 1, 2016
Hearing Time: 8:00 a.m.**

Courtroom 11B

23 This matter coming on for Hearing on the 2nd day of November, 2016 on Defendants
24 Fore Stars, Ltd., 180 Land Co LLC, Seventy Acres LLC, EHB Companies LLC, Yohan Lowie,
25 Vickie Dehart and Frank Pankratz's NRCP 12(B)(5) Motion To Dismiss Plaintiffs' Amended
26 Complaint, James J. Jimmerson of the Jimmerson Law Firm, P.C. appeared on behalf of
27 Defendants, Fore Stars, Ltd., 180 Land Co LLC, Seventy Acres LLC, Yohan Lowie, Vickie
28 DeHart and Frank Pankratz; Stephen R. Hackett of Sklar Williams, PLLC and Todd D. Davis of

1 EHB Companies LLC, appeared on behalf of Defendant EHB Companies LLC; and Robert N.
2 Peccole of Peccole & Peccole, Ltd. appeared on behalf of the Plaintiffs.

3 The Court, having fully considered the Motion, the Plaintiffs' Oppositions thereto, the
4 Defendants' Replies, and all other papers and pleadings on file herein, including each party's
5 Supplemental filings following oral argument, as permitted by the Court, hearing oral argument,
6 and good cause appearing, issues the following Findings of Fact, Conclusions of Law and
7 Judgment:

8 **FINDINGS OF FACT**

9 **Complaint and Amended Complaint**

10 1. Plaintiffs initially filed a Complaint in this matter on July 7, 2016 which raised
11 three Claims for Relief against all Defendants: 1) Declaratory and Injunctive Relief; 2) Breach
12 of Contract and 3) Fraud.

13 2. On August 4, 2016, before any of the Defendants had filed a responsive pleading
14 to the original Complaint, Plaintiffs filed their Amended Complaint which alleged the following
15 Claims for Relief against all Defendants: 1) Injunctive Relief; 2) Violations of Plaintiffs' Vested
16 Rights and 3) Fraud.

17 3. Plaintiffs Robert and Nancy Peccole are residents of the Queensridge common
18 interest community ("Queensridge CIC"), as defined in NRS 116, and owners of the property
19 identified as APN 138-31-215-013, commonly known as 9740 Verlaine Court, Las Vegas,
20 Nevada ("Residence"). (Amended Complaint, Par. 2).

21 4. At the time of filing of the Complaint and Amended Complaint, the Residence
22 was owned by the Robert N. and Nancy A. Peccole Family Trust ("Peccole Trust"). The
23 Peccole Trust acquired title to the Residence on August 28, 2013 from Plaintiff's Robert and
24 Nancy Peccole, as individuals, and transferred ownership of the residence to Plaintiff's Robert
25 N. and Nancy A. Peccole on September 12, 2016.

26 5. Plaintiff's Robert and Nancy Peccole, as Trustees of the Peccole Trust, have no
27 ownership interest in the Residence and therefor have no standing in this action.
28

1 6. Plaintiff's Robert N. and Nancy A. Peccole, as individuals, acquired their
2 present ownership interest in the Residence on September 12, 2016 and therefore had full
3 knowledge of the plans to develop the land upon which the Badlands Golf Course is presently
4 operated at the time they acquired the Residence.

5 7. Plaintiffs' Amended Complaint alleges that the City of Las Vegas, along with
6 Defendants Fore Stars Ltd., Yohan Lowie, Vickie DeHart and Frank Pankratz, openly sought to
7 circumvent the requirements of state law, the City Code and Plaintiffs' alleged vested rights,
8 which they allegedly gained under their Purchase Agreement, by applying to the City for
9 redevelopment, rezoning and by interfering with and allegedly violating the drainage system in
10 order to deprive Plaintiffs and other Queensridge homeowners from notice and an opportunity to
11 be heard and to protect their vested rights under the Master Declaration of Covenants,
12 Conditions, Restrictions and Easements for Queensridge (hereinafter "Master Declaration" or
13 "Queensridge Master Declaration")(See Amended Complaint, Par. 1).

14 8. Plaintiffs allege that Defendant Fore Stars Ltd. convinced the City of Las Vegas
15 Planning Department to put a Staff sponsored proposed amendment to the City of Las Vegas
16 Master Plan on the September 8, 2015 Planning Commission Agenda. The Amended Complaint
17 alleges that the proposed Amendment would have allowed Fore Stars Ltd. to exceed the density
18 cap of 8 units per acre on the Badlands Golf Course located in the Queensridge Master Planned
19 Community. (Amended Complaint, Par. 44).

20 9. Plaintiffs allege that Defendant Fore Stars Ltd., recorded a Parcel Map relative to
21 the Badlands Golf Course property without public notification and process required by NRS
22 278.320 to 278.4725. Plaintiffs further allege that the requirements of NRS 278.4925 and City
23 of Las Vegas Unified Development Code 19.16.070 were not met when the City Planning
24 Director certified the Parcel Map and allowed it to be recorded by Fore Stars, Ltd. and that the
25 City of Las Vegas should have known that it was unlawfully recorded. (Amended Complaint,
26 Par. 51, 61 and 62).

1 10. Plaintiffs allege in their First Claim for Relief that they are entitled to Injunctive
2 Relief against the Developer Defendants and City of Las Vegas enjoining them from taking any
3 action that violates the provisions of the Master Declaration.

4 11. Plaintiffs allege in their Second Claim for Relief that Developer Defendants have
5 violated their "vested rights" as allegedly afforded to them in the Master Declaration.

6 12. Plaintiffs allege the following. "Specific Acts of Fraud" committed by some or
7 all of the Defendants in this case:

- 8 1. Implied representations by Peccole Nevada Corporation, Larry Miller, Bruce
9 Bayne and Greg Goorjian. (Amended Complaint, ¶ 76).
- 10 2. A "scheme" by Defendants Peccole Nevada Corporation, Larry Miller, Bruce
11 Bayne, all of the entities listed in Paragraph 34 as members of Fore Stars, Ltd, and
12 Yohan Lowie, Vickie DeHart, Frank Pankratz and EHB Companies LLC in
13 collusion with each other whereby Fore Stars, Ltd would be sold to Lowie and his
14 partners and they in turn would clandestinely apply to the City of Las Vegas to
15 eliminate Badlands Golf Course and replace it with residential development
16 including high density apartments. (Amended Complaint, ¶ 77).
- 17 3. The City of Las Vegas, through its Planning Department and members joined in
18 the scheme contrived by the Defendants and participated in the collusion by
19 approving and allowing Fore Stars to illegally record a Merger and Resubdivision
20 Parcel Map and accepting an illegal application designed to change drainage
21 system and subdivide and rezone the Badlands Golf Course. (Amended
22 Complaint, ¶ 78).
- 23 4. That Yohan Lowie and his agents publicly represented that the Badlands Golf
24 Course was losing money and used this as an excuse to redevelop the entire
25 course. (Amended Complaint, ¶ 79).
- 26 5. That Yohan Lowie publically represented that he paid \$30,000,000 for Fore Stars
27 of his own personal money when he really paid \$15,000,000 and borrowed
28 \$15,800,000. (Amended Complaint, ¶ 80).
6. Lowie's land use representatives and attorneys have made public claims that the
golf course is zoned R-PD7 and if the City doesn't grant this zoning, it will result
in an inverse condemnation. (Amended Complaint, ¶ 81).

**Plaintiffs' Motions for Preliminary Injunction against the City of Las Vegas and against
the Developer Defendants and Orders Denying Plaintiffs' Motions for Rehearing, for Stay
on Appeal and Notice of Appeal.**

1 13. On August 8, 2016, Plaintiffs filed a Motion for Preliminary Injunction seeking
2 to enjoin the City of Las Vegas from entertaining or acting upon agenda items presently before
3 the City Planning Commission that allegedly violated Plaintiffs' vested rights as home owners in
4 the Queensridge common interest community.

5 14. The Court denied Plaintiffs' Motion for Preliminary Injunction in an Order
6 entered on September 30, 2016 because Plaintiffs failed to demonstrate that permitting the City
7 of Las Vegas Planning Commission (or the Las Vegas City Council) to proceed with its
8 consideration of the Applications constitutes irreparable harm to Plaintiffs that would compel
9 the Court to grant Plaintiffs the requested injunctive relief in contravention of the Nevada
10 Supreme Court's holding in *Eagle Thrifty Drugs & Market v. Hunter Lake Parent Teachers*
11 *Ass'n*, 85 Nev. 162, 165, 451 P.2d 713, 714 (1969).

12 15. On September 28, 2016—the day after their Motion for Preliminary Injunction
13 directed at the City of Las Vegas was denied—Plaintiffs filed a virtually identical Motion for
14 Preliminary Injunction, but directed it at Defendants Fore Stars Ltd., Seventy Acres LLC, 180
15 Land Co LLC, EHB Companies LLC, Yohan Lowie, Vickie DeHart and Frank Pankratz
16 (hereinafter "Developer Defendants").

17 16. On October 5, 2016, Plaintiffs improperly filed a Motion for Rehearing of
18 Plaintiffs' Motion for Preliminary Injunction.¹

19 17. On October 12, 2016, Plaintiffs filed a Motion for Stay Pending Appeal in
20 relation to the Order Denying their Motion for Preliminary Injunction against the City of Las
21 Vegas.

22 18. On October 17, 2016, the Court, through Minute Order, denied the Plaintiffs'
23 Motion for Rehearing, Motion for Stay Pending Appeal and Motion for Preliminary Injunction
24

25
26 ¹ The Motion was procedurally improper because Plaintiffs are required to seek leave of Court prior to filing a
27 Motion for Rehearing pursuant to EDCR 2.24(a) and Plaintiffs failed to do so. On October 10, 2016, the Court
28 issued an Order vacating the erroneously-set hearing on Plaintiffs Motion for Rehearing, converting Plaintiffs
Motion to a Motion for Leave of Court to File Motion for Rehearing and setting same for in chambers hearing on
October 17, 2016.

1 against Developer Defendants. Formal Orders were subsequently entered by the Court
2 thereafter on October 19, 2016, October 19, 2016 and October 31, 2016, respectively.

3 19. The Court denied Plaintiffs' Motion for Rehearing of the Motion for Preliminary
4 Injunction because Plaintiffs could not show irreparable harm, because they possess
5 administrative remedies before the City Planning Commission and City Council pursuant to
6 NRS 278.3195, UDC 19.00.080(N) and NRS 278.0235, and because Plaintiffs failed to show a
7 reasonable likelihood of success on the merits at the September 27, 2016 hearing and failed to
8 allege any change of circumstances since that time that would show a reasonable likelihood of
9 success as of October 17, 2016.

10 20. The Court denied Plaintiffs' Motion for Stay Pending Appeal on the Order
11 Denying Plaintiffs' Motion for Preliminary Injunction against the City of Las Vegas because
12 Plaintiffs failed to satisfy the requirements of NRAP 8 and NRCPC 62(c). Plaintiffs failed to
13 show that the object of their potential writ petition will be defeated if their stay is denied, they
14 failed to show that they would suffer irreparable harm or serious injury if the stay is not issued
15 and they failed to show a likelihood of success on the merits.

16 21. The Court denied Plaintiffs' Motion for Preliminary Injunction against Developer
17 Defendants because Plaintiffs failed to meet their burden of proof that they have suffered
18 irreparable harm for which compensatory damages are an inadequate remedy and failed to show
19 a reasonable likelihood of success on the merits. The Court also based its denial on the fact that
20 Nevada law does not permit a litigant from seeking to enjoin the Applicant as a means of
21 avoiding well-established prohibitions and/or limitations against interfering with or seeking
22 advanced restraint against an administrative body's exercise of legislative power:

23
24 In Nevada, it is established that equity cannot directly interfere with, or in advance
25 restrain, the discretion of an administrative body's exercise of legislative power.
26 [Citation omitted] This means that a court could not enjoin the City of Reno from
27 entertaining Eagle Thrifty's request to review the planning commission
28 recommendation. ***This established principle may not be avoided by the expedient
of directing the injunction to the applicant instead of the City Council.***

Eagle Thrifty Drugs & Market v. Hunter Lake Parent Teachers Ass'n, 85 Nev. 162, 165,
451 P.2d 713, 714 (1969) (emphasis added).

1 22. On October 21, 2016, Plaintiffs filed a Notice of Appeal on the Order Denying
2 their Motion for Preliminary Injunction against the City of Las Vegas. Subsequently, on
3 October 24, 2016, Plaintiffs filed a Motion for Stay in the Supreme Court. On November 10,
4 2016, the Nevada Supreme Court dismissed Plaintiffs' Appeal, and the Motion for Stay was
5 therefore denied as moot.

6 **Defendants' Motion to Dismiss**

7 23. Defendants Fore Stars, Ltd., 180 Land Co., LLC, Seventy Acres LLC, EHB
8 Companies, LLC, Yohan Lowie, Vickie Dehart and Frank Pankratz filed a Motion to Dismiss
9 Amended Complaint on September 6, 2016.

10 24. The Amended Complaint makes several allegations against the Developer
11 Defendants:

- 12 1) that they improperly obtained and unlawfully recorded a parcel map merging and
13 re-subdividing three lots which comprise the Badlands Golf Course land;
- 14 2) that, with the assistance of the City Planning Director, they did not follow
15 procedures for a tentative map in the creation of the parcel map,;
- 16 3) that the City accepted unlawful Applications from the Developer Defendants for
17 a general plan amendment, zone change and site development review and
18 scheduled a hearing before the Planning Commission on the Applications;
- 19 4) that they have violated Plaintiffs' "vested rights" by filing Applications to
20 rezone, develop and construct residential units on their land in violation of the
21 Master Declaration and by attempting to change the drainage system; and
- 22 5) that Developer Defendants have committed acts of fraud against Plaintiffs.

23 25. The Developer Defendants contended that they properly followed procedures for
24 approval of a parcel map because the map involved the merger and re-subdividing of only three
25 parcels and that Plaintiffs' arguments about tentative maps only apply to transactions involving
26 five or more parcels, whereas parcel maps are used for merger and re-subdividing of four or
27
28

1 fewer parcels of land. *See* NRS 278.461(1)(a)("[a] person who proposed to divide any land for
2 transfer or development into four lots or less... [p]repare a parcel map...").

3 26. The Developer Defendants further argued that Plaintiffs erroneously represent
4 that a parcel map is subject to same requirements as a tentative map or final map of NRS
5 278.4925. Tentative maps are used for larger parcels and subdivisions of land and subdivisions
6 of land require "five or more lots." NRS 278.320(1).

7 27. The Developer Defendants argued that Plaintiffs have not pursued their appeal
8 remedies under UDC 19.16.040(T) and have failed to exhaust their administrative remedies.
9 The City similarly notes that they seek direct judicial challenge without exhausting their
10 administrative remedies and this is fatal to their claims regarding the parcel map in this case.
11 *See Benson v. State Engineer*, 131 Nev. ____, 358 P.3d 221, 224 (2015) and *Allstate Insurance*
12 *Co. v. Thorpe*, 123 Nev. 565, 571, 170 P.3d 989, 993-94 (2007).

13 28. The Developer Defendants also argued that Plaintiffs have failed to exhaust their
14 administrative remedies prior to seeking judicial review. The Amended Complaint notes that
15 the Defendants' Applications are scheduled for a public hearing before the City Planning
16 Commission and thereafter, before the City of Las Vegas City Council. The Planning
17 Commission Staff had recommended approval of all seven (7) applications. *See* Defendants'
18 Supplemental Exhibit H, filed November 2, 2016. The Applications were heard by the City
19 Planning Commission at its Meeting of October 18, 2016. The Planning Commission's action
20 and decisions on the Applications are subject to review by the Las Vegas City Council at its
21 upcoming November 16, 2016 Meeting under UDC 19.16.030(H), 19.16.090(K) and
22 19.16.100(G). It is only after a final decision of the City Council that Plaintiffs would be
23 entitled to seek judicial review in the District Court pursuant to NRS 278.3195(4).

24 29. The Developer Defendants argued that Plaintiffs do not have the "vested rights"
25 that they claim are being violated in their Second Claim for Relief because the Badlands Golf
26 Course land that was not annexed into Queensridge CIC, as required by the Master Declaration
27
28

1 and NRS 116, is unburdened, unencumbered by, and not subject to the CC&Rs and the
2 restrictions of the Master Declaration.

3 30. The Developer Defendants argued that the Plaintiffs have failed to plead fraud
4 with particularity as required by NRCP 9(b).

5 31. The Developer Defendants argued that Plaintiffs have not alleged any viable
6 claims against them and their Amended Complaint should be dismissed for failure to state a
7 claim.

8 **Plaintiffs' Voluntary Dismissal of Certain Defendants**
9

10 32. On October 4, 2016, Plaintiffs dismissed several Peccole Defendants from this
11 case through a Stipulation and Order Dismissing Without Prejudice Defendants Lauretta P.
12 Bayne, individually, Lisa Miller, individually, Lauretta P. Bayne 1976 Trust, Leann P. Goorjian
13 1976 Trust, Lisa P. Miller 1976 Trust, William Peccole 1982 Trust, William and Wanda Peccole
14 1991 Trust, and the William Peccole and Wanda Peccole 1971 Trust was entered.

15 33. On October 11, 2016, Plaintiffs dismissed the remaining Peccole Defendants
16 through a Stipulation and Order Dismissing Without Prejudice Defendants: Peccole Nevada
17 Corporation; William Peter and Wanda Peccole Family Limited Partnership, Larry Miller and
18 Bruce Bayne. As such, no Peccole-related Defendants remain as Defendants in this case.

19 **Dismissal of the City of Las Vegas**
20

21 34. The City of Las Vegas filed a Motion to Dismiss on August 30, 2016. Said
22 Motion was heard on October 11, 2016 and was granted on October 19, 2016, dismissing all of
23 Plaintiffs' claims against the City of Las Vegas.

24 **Lack of Standing**
25

26 35. Plaintiff's Robert and Nancy Peccole, as Trustees of the Peccole Trust, have no
27 ownership interest in the Residence and therefor have no standing in this action. As such, all
28

1 claims asserted by Plaintiff's Robert and Nancy Peccole, as Trustees of the Peccole Trust are
2 dismissed.

3 **Facts Regarding Developer Defendants' Motion to Dismiss**

4
5 36. The Court has reviewed and considered the filings by Plaintiffs and Defendants,
6 including the Supplements filed by both sides following the November 1, 2016 Hearing, as well
7 as the oral argument of counsel at the hearing.

8 37. Plaintiff's Robert N. and Nancy A. Peccole, as individuals, acquired their present
9 ownership interest in the Residence on September 12, 2016 and therefore had full knowledge of
10 the plans to develop the land upon which the Badlands Golf Course is presently operated at the
11 time they acquired the Residence.

12
13 38. Plaintiffs have not set forth facts that would substantiate a basis for the three
14 claims set forth in their Complaint against the Developer Defendants: Injunctive Relief/Parcel
15 Map, Vested Rights, and Fraud.

16 39. The Developer Defendants are the successors in interest to the rights, interests and
17 title in the Badlands Golf Course land formerly held by Peccole 1982 Trust, Dated February 15,
18 1982; William Peter and Wanda Ruth Peccole Family Limited Partnership; and Nevada Legacy
19 14 LLC.

20
21 40. Plaintiffs' have made some scurrilous allegations without factual basis and
22 without affidavit or any other competent proof. The Court sees no evidence supporting those
23 claims.

24 41. The Developer Defendants properly followed procedures for approval of a parcel
25 map over Defendants' property pursuant to NRS 278.461(1)(a) because the division involved
26 four or fewer lots. The Developer Defendants parcel map is a legal merger and re-subdividing of
27 land within their own boundaries.
28

1 42. The Developer Defendants have complied with all relevant provisions of NRS
2 Chapter 278.

3 43. NRS 278A.080 provides: "The powers granted under the provisions of this
4 chapter may be exercised by any city or county which enacts an ordinance conforming to the
5 provisions of this chapter."
6

7 44. The Declaration of Luann Holmes, City Clerk for the City of Las Vegas, Exhibit
8 L to Defendants' November 2, 2016 Supplemental Exhibits, states at paragraph 5, "[T]he
9 Unified Development Code and City Ordinances for the City of Las Vegas do not contain
10 provisions adopted pursuant to NRS 278A."
11

12 45. The Queensridge Master Declaration (Court Exhibit B and attached to
13 Defendants' November 2, 2016 Supplement as Exhibit B), at p. 1, Recital B, states: "Declarant
14 intends, without obligation, to develop the Property and the Annexable Property in one or more
15 phases as a mixed-use common interest community pursuant to Chapter 116 of the Nevada
16 Revised Statutes ("NRS"), which shall contain "non-residential" areas and "residential" areas,
17 which may, but is not required to, include "planned communities" and "condominiums," as such
18 quoted terms are used and defined in NRS Chapter 116."
19

20 46. The Queensridge community is a Common Interest Community organized under
21 NRS 116. This is not a PUD community.

22 47. NRS 116.1201(4) states that "The provisions of Chapter 117 and 278A of NRS do
23 not apply to common-interest communities." See Defendants' Supplemental Exhibit Q.

24 48. In contrast to the City of Las Vegas' choice not to adopt the provisions of NRS
25 278A, municipal or city councils that choose to adopt the provisions of NRS 278A do so, as
26 required by NRS 278A.080, by affirmatively enacting ordinances that specifically adopt Chapter
27 278A. *See, e.g.,* Defendants' Supplemental Exhibit N and O, Title 20 Consolidated
28

1 Development Code 20.704.040 and 20.676, Douglas County, Nevada and Defendants'
2 Supplemental Exhibit P, Ordinance No. 17.040.030, City of North Las Vegas. The provisions of
3 NRS 278A do not apply to the facts of this case.

4 49. The City Council has not voted on Defendants' pending Applications and the
5 Court will not stop the City Council from conducting its ordinary business and reaching a
6 decision on the Applications. Plaintiffs may not enjoin the City of Las Vegas or Defendants with
7 regard to their instant Applications, or other Applications they may submit in the future. *See*
8 *Eagle Thrifty Drugs & Market v. Hunter Lake Parent Teachers Ass'n*, 85 Nev. 162, 165, 451
9 P.2d 713, 714 (1969).

10 50. Plaintiffs are improperly trying to impede upon the City's land use review and
11 zoning processes. The Defendants are permitted to seek approval of their Applications, or any
12 Applications submitted in the future, before the City of Las Vegas, and the City of Las Vegas,
13 likewise, is entitled to exercise its legislative function without interference by Plaintiffs.

14 51. Plaintiffs' claim that the Applications were "illegal" or "violations of the Master
15 Declaration" is without merit. The filing of these Applications by Defendants, or any
16 Applications by Defendants, is not prohibited by the terms of the Master Declaration, because
17 the Applications concern Defendants' own land, and such land that is not annexed into the
18 Queensridge CIC is therefore not subject to the terms of its Master Declaration. Defendants
19 cannot violate the terms of an agreement to which they are not a party and which does not apply
20 to them.

21 52. Plaintiffs' inferences and allegations regarding whether the Badlands Golf Course
22 land is subject to the Queensridge Master Declaration are not fair and reasonable, and have no
23 support in fact or law.

1 53. The land which is owned by the Defendants, upon which the Badlands Golf
2 Course is presently operated ("GC Land") that was never annexed into the Queensridge CIC,
3 never became part of the "Property" as defined in the Queensridge Master Declaration and is
4 therefore not subject to the terms, conditions, requirements or restrictions of the Queensridge
5 Master Declaration.
6

7 54. Plaintiffs cannot prove a set of facts under which the GC Land was annexed into
8 the "Property" as defined in the Queensridge Master Declaration.

9 55. Since Plaintiffs have failed to prove that the GC Land was annexed into the
10 "Property" as defined in the Master Declaration, then the GC Land is not subject to the terms and
11 conditions of the Master Declaration.
12

13 56. There can be no violation of the Master Declaration by Defendants if the GC
14 Land is not subject to the Master Declaration. Therefore, the Defendants' Applications are not
15 prohibited by, or violative of, the Master Declaration.

16 57. Plaintiffs' Exhibit 1 to their Supplement filed November 8, 2016 depicts a
17 proposed and conceptual master plan amendment. The maps attached thereto do not appear to
18 depict the 9-hole golf course, but instead identifies that area as proposed single family
19 development units.
20

21 58. Plaintiffs' Exhibit 2 to their Supplement filed November 8, 2016, which is also
22 Exhibit J to Defendants' Supplement filed November 2, 2016, approves a request for rezoning to
23 R-PD3, R-PD7 and C-1, which all indicate the intent to develop in the future as residential or
24 commercial. Plaintiffs alleged this was a Resolution of Intent which was "expunged" upon
25 approval of the application. Plaintiffs alleged that Exhibit 3 to their Supplement, the 1991
26 zoning approval letter, was likewise expunged. However, the Zoning Bill No. Z-20011,
27 Ordinance No. 5353, attached as Exhibit I to Defendants' Motion to Dismiss, demonstrates that
28

1 the R-PD7 Zoning was codified and incorporated into the amended Atlas in 2001. Therefore,
2 Plaintiffs' claim that Attorney Jerbic's presentation at the Planning Commission Meeting
3 (Exhibit D to Defendants' Supplement) is "erroneous" is, in fact, incorrect. Attorney Jerbic's
4 presentation is supported by the documentation of public record.

5
6 59. Defendants' Supplemental Exhibit I, a March 26, 1986 letter to the City Planning
7 Commission, specifically sought the R-PD zoning for a planned golf course "as it allows the
8 developer flexibility and the City design control." Thus, keeping the golf course zoned for
9 potential future development as residential was an intentional part of the plan.

10
11 60. Further, Defendants' Supplemental Exhibit K, two letters from the City of Las
12 Vegas to Frank Pankratz dated December 20, 2014, confirm the R-PD7 zoning on all parcels
13 held by Fore Stars, Ltd.

14
15 61. Plaintiffs' Exhibit 4 to their Supplement filed November 8, 2016, a 1986 map
16 depicts two proposed golf courses, one proposed in Canyon Gate and the other proposed around
17 what is currently Badlands. However, the current Badlands Golf Course is not the same as what
18 is depicted on that map. Of note, the area on which the 9 hole golf course currently sits is
19 depicted as single family development.

20
21 62. Exhibit A to the Queensridge Master Declaration defines the initial land
22 committed as "Property" and Exhibit B defines the land that is eligible to be annexed, but it only
23 becomes part of the "Property" if a Declaration of Annexation is filed with the County Recorder.

24
25 63. The Court finds that Recital A to the Queensridge Master Declaration defines
26 "Property" to "mean and include both of the real property described in Exhibit "A" hereto and
27 that portion of the Annexable Property which may be annexed from time to time in accordance
28 with Section 2.3, below."

1 64. The Court finds that Recital A of the Queensridge Master Declaration further
2 states that "In no event shall the term "Property" include any portion of the Annexable Property
3 for which a Declaration of Annexation has not been Recorded..."

4 65. The Court finds that after reviewing the Supplemental Exhibit, Annexation Binder
5 filed on October 20, 2016 at the Court's request, and the map entered as Exhibit A at the
6 November 1, 2016 Hearing and to Defendants' November 2, 2016 Supplement, that the property
7 owned by Developer Defendants that was never annexed into the Queensridge CIC is therefore
8 not part of the "Property" as defined in the Queensridge Master Declaration.
9

10 66. The Court therefore finds that the terms, conditions, and restrictions of the
11 Queensridge Master Declaration do not apply to the GC Land and cannot be enforced against the
12 GC Land.
13

14 67. The Court finds that Exhibit C to the Master Declaration is not a depiction
15 exclusively of the "Property" as Plaintiffs allege. It is clear that it depicts both the Property,
16 which is a very small piece, and the Annexable Property, pursuant to the Master Declaration,
17 page 10, Section 1.55, which states that Master Plan is defined as the "Queensridge Master Plan
18 proposed by Declarant for the Property and the Annexable Property which is set forth in Exhibit
19 "C," hereto..." Plaintiffs' Supplement filed November 8, 2016, Exhibit 5, is page 10 of the
20 Master Declaration, and Plaintiffs emphasize that is a master plan proposed by the Declaration
21 "for the property." But reading the provision as a whole, it is clear that it is a "proposed" plan for
22 the Property (as defined by the Master Declaration at Recital A) and "the Annexable Property."
23

24 68. Likewise, Exhibit 6 to Plaintiffs' Supplement filed November 8, 2016 defines
25 'Final Map' as a Recorded map of "any portion" of the Property. It does not depict all of the
26 Property. The Master Declaration at Section 1.55 is clear that its Exhibit C depicts the Property
27
28

1 and the Annexable Property, and Defendants' Supplemental Exhibit A makes clear that not all of
2 the Annexable Property was actually annexed into the Queensridge CIC.

3 69. Plaintiffs' Supplemental Exhibit 7, which is Exhibit C to the Master Declaration,
4 does not depict "Lot 10" as part of the Property. It depicts Lot 10 as part of the Annexable
5 Property. Plaintiffs' Supplemental Exhibit 8 depicts, as discussed by Defendants at the
6 November 1, 2016 Hearing, that Lot 10 was subdivided into several parcels, one of which
7 became the 9 hole golf course. It was not designated as "not a part of the Property or Annexable
8 Property" because it was Annexable Property. However, again, the public record Declarations of
9 Annexation, as summarized in Defendants' Supplemental Exhibit A, shows that Parcel 21, the 9
10 holes, was never annexed into the Queensridge CIC.
11

12 70. The Master Declaration at Recital B provides that the Property "may, but is not
13 required to, include...a golf course."
14

15 71. The Master Declaration at Recital B further provides that "The existing 18-hole
16 golf course commonly known as the "Badlands Golf Course" is not a part of the Property or
17 Annexable Property." The Court finds that does not mean that the 9-hole golf course was a part
18 of the Property. It is clear that it was part of the Annexable Property, and was subject to
19 development rights. In addition to the "diamond" on the Exhibit C Map indicating it is "subject
20 to development rights, p. 1, Recital B of the Master Declaration states: "Declarant intends,
21 without obligation, to develop the Property and the Annexable Property..."
22

23 72. In any event, the Amended and Restated Master Declaration of October, 2000
24 included the 9 holes, and provides "The existing 27-hole golf course commonly known as the
25 "Badlands Golf Court" is not a part of the Property or Annexable Property."
26

27 73. The Court finds that Mr. Peccole's Deed (Plaintiffs' Supplemental Exhibit 9) and
28 Preliminary Title Report provided by Plaintiffs both indicate that his home was part of the

1 Queensridge CIC, that it sits on Parcel 19, which was annexed into the Queensridge CIC in
2 March, 2000. Both indicate that his home is subject to the terms and conditions of the Master
3 Declaration, "including any amendments and supplements thereto."

4 74. The Court finds that, conversely, the Fore Stars, Ltd. Deed of 2005 does not have
5 any such reference to the Queensridge Master Declaration or Queensridge CIC. Likewise none of
6 the other Deeds involving the GC Land, Defendants' Supplemental Exhibits E, F, and G filed
7 November 2, 2016, make any reference to such land being subject to, or restricted by, the
8 Queensridge Master Declaration.
9

10 75. Plaintiffs' Supplemental Exhibit 10, likewise, ignores the second sentence of
11 Section 13.2.1, which provides "In addition, Declarant shall have the right to unilaterally amend
12 this Master Declaration to make the following amendments..." The four (4) rights including the
13 right to amend the Master Declaration as necessary to correct exhibits or satisfy requirements of
14 governmental agencies, to amend the Master Plan, to amend the Master Declaration as necessary
15 or appropriate to the exercise Declarant's rights, and to amend the Master declaration as
16 necessary to comply with the provisions of NRS 116. Declarant, indeed, amended the Master
17 Declaration as such just a few months after Plaintiffs' purchased their home.
18

19 76. Contrary to Plaintiffs' claim, the Amended and Restated Master Declaration was,
20 in fact, recorded on August 16, 2002, as reflected in Defendants' Second Supplement, Exhibit Q.
21

22 77. Regardless, whether or not the 9-hole course is "not a party of the Property or
23 Annexable Property" is irrelevant, if it was never annexed.

24 78. The Court finds that the Master Declaration and Deeds, as well as the
25 Declarations of Annexation, are recorded documents and public record.

26 79. This Court has heard Plaintiffs' arguments and is not satisfied, and does not
27 believe, that the GC Land is subject to the Master Declaration of Queensridge.
28

1 80. This Court is of the opinion that Plaintiffs' counsel Robert N. Peccole, Esq. may
2 be so personally close to the case that he is missing the key issues central to the causes of action.

3 81. The Court finds that the Developer Defendants have the right to develop the GC
4 Land.

5 82. The Court finds that the GC Land owned by Developer Defendants has "hard
6 zoning" of R-PD7. This allows up to 7.49 development units per acre subject to City of Las
7 Vegas requirements.

8 83. Of Plaintiffs' six averments of Fraud in their Amended Complaint, the only one
9 that could *possibly* meet all of the elements required is #1. That is the only averment where
10 Plaintiffs claim that a false representation was made by any of the Defendants with the intention
11 of inducing Plaintiffs to act based upon a specific misrepresentation. None of the remaining five
12 averments involve representations made directly to Plaintiffs. Plaintiffs' first fraud claim fails
13 for two reasons: first, Plaintiffs alleged that the representations were "implied representations."
14 The elements of Fraud require actual representations, not implied representations and second,
15 and more importantly, Plaintiffs have dismissed all of the Defendants listed in averment #1 who
16 they claim made false representations to them.

17 84. Plaintiffs allegations of fraud against Developer Defendants fail and are
18 insufficient pursuant to NRCP 9(b) because they are not plead with particularity and do not
19 include averments as to time, place, identity of parties involved and the nature of the fraud.
20 Plaintiffs have not plead any facts which allege any contact or communication with the
21 Developer Defendants at the time of purchase of the custom lot. Furthermore, Plaintiffs have
22 voluntarily dismissed the Peccole Defendants who allegedly engaged in said alleged fraud.

23 85. Assuming the facts alleged by Plaintiffs to be true, Plaintiffs cannot meet the
24 elements of any type of fraud recognized in the State of Nevada, including: negligent
25
26
27
28

1 misrepresentation, intentional misrepresentation or fraud in the inducement as their claim is pled
2 against Developer Defendants. This alleged "scheme," does not meet the elements of fraud
3 because Plaintiffs fail to allege that Developer Defendants made a false representation to them;
4 that Developer Defendants knew the representation was false; that Developer Defendants
5 intended to induce Plaintiffs to rely on this knowing, false representation; and that Plaintiffs
6 actually relied on such knowing, false representation. Plaintiffs not only fail to allege that they
7 have ever spoken to any of the Developer Defendants, but Mr. Peccole admitted at the October
8 11, 2016 Hearing that he had never spoken to Mr. Lowie.

10 86. Plaintiffs are alleging a conspiracy, but that would be a criminal matter. What
11 they are trying to do is stop an administrative arm of the City of Las Vegas from doing their job.

12 87. Plaintiffs' general and unsupported allegations of a "scheme" involving
13 Developer Defendants and the now-dismissed Peccole Defendants and Defendant City of Las
14 Vegas do not meet the legal burden of stating a fraud claim with particularity. There is quite
15 simply no competent evidence to even begin to suggest the truth of such scurrilous allegations.

17 88. Plaintiffs have failed to state a claim for relief against the following Defendants:
18 Yohan Lowie, Vickie DeHart, Frank Pankratz, and EHB Companies LLC and those claims
19 should be dismissed. Plaintiffs' only claims against Lowie, DeHart and Pankratz are the fraud
20 claims, but the fraud claim is legally insufficient because it fails to allege that any of these
21 individuals ever made any fraudulent representations to Plaintiffs. Lowie, DeHart and Pankratz
22 are Managers of EHB Companies LLC. EHB Companies LLC is the sole Manager of Fore Stars
23 Ltd., 180 Land Co LLC, and Seventy Acres LLC. Plaintiffs have failed to properly allege the
24 elements of any causes of action sufficient to impose liability, nor even pierce the corporate veil,
25 against the Managers of any of the above-listed entities.
26
27
28

1 89. In light of Plaintiffs voluntarily dismissal of the Peccole Defendants, whom are
2 alleged to have actually made the fraudulent representations to Plaintiff Robert Peccole,
3 Plaintiffs' claims against Yohan Lowie, Vickie DeHart, Frank Pankratz, and EHB Companies
4 LLC, whom are not alleged to have ever held a conversation with Plaintiff Robert Peccole,
5 appear to have been brought solely for the purpose of harassment and nuisance.
6

7 90. Although ordinarily leave to amend the Complaint should be freely given when
8 justice requires, Plaintiffs have already amended their Complaint once and have failed to state a
9 claim against the Developer Defendants. For the reasons set forth hereinabove, Plaintiffs shall
10 not be permitted to amend their Complaint a second time in relation to their claims against
11 Developer Defendants as the attempt to amend the Complaint would be futile.
12

13 91. Developer Defendants introduced, and the Court accepted, the following Exhibits
14 at the Hearing, as well as taking notice of multiple other exhibits which were attached to the
15 various filings (including Plaintiffs' Deeds, Title Reports, Plaintiffs' Purchase Agreement,
16 Addendum to Plaintiffs' Purchase Agreement, Fore Stars, Ltd.'s Deed, the Declarations of
17 Annexation, and others):
18

- 19 1) Exhibit A: Property Annexation Summary Map;
- 20 2) Exhibit B: Master Declaration;
- 21 3) Exhibit C: Amended Master Declaration;
- 22 4) Exhibit D: Video/thumb drive from Planning Commission hearing of City
23 Attorney Brad Jerbic.

24 92. If any of these Findings of Fact is more appropriately deemed a Conclusion of
25 Law, so shall it be deemed.
26

27 CONCLUSIONS OF LAW

28 93. The Nevada Supreme Court has explained that "a timely notice of appeal divests
the district court of jurisdiction to act and vests jurisdiction in this court" and that the point at
which jurisdiction is transferred from the district court to the Supreme Court must be clearly

1 defined. Although, when an appeal is perfected, the district court is divested of jurisdiction to
2 revisit issues that are pending before the Supreme Court, the district court retains jurisdiction to
3 enter orders on matters that are collateral to and independent from the appealed order, i.e.,
4 matters that in no way affect the appeal's merits. *Mack-Manley v. Manley*, 122 Nev. 849, 855,
5 138 P.3d 525, 529-530 (2006).

6
7 94. In order for a complaint to be dismissed for failure to state a claim, it must appear
8 beyond a doubt that the plaintiff could prove no set of facts which, if accepted by the trier of fact,
9 would entitle him or her to relief. *Blackjack Bonding v. City of Las Vegas Mun. Court*, 116 Nev.
10 1213, 1217, 14 P.3d 1275, 1278 (2000)(emphasis added).

11 95. The Court must draw every fair inference in favor of the non-moving party. *Id.*
12 (emphasis added).

13
14 96. Courts are generally to accept the factual allegations of a Complaint as true on a
15 Motion to Dismiss, but the allegations must be legally sufficient to constitute the elements of the
16 claim asserted. *Carpenter v. Shalev*, 126 Nev. 698, 367 P.3d 755 (2010).

17 97. Plaintiffs have failed to state a claim upon which relief can be granted, even with
18 every fair inference in favor of Plaintiffs. It appears beyond a doubt that Plaintiffs can prove no
19 set of facts which would entitle them to relief.

20
21 98. NRS 52.275 provides that "the contents of voluminous writings, recordings or
22 photographs which cannot conveniently be examined in court may be presented in the form of a
23 chart, summary or calculation."

24 99. While a Court generally may not consider material beyond the complaint in ruling
25 on a 12(b)(6) motion, "[a] court may take judicial notice of 'matters of public record' without
26 converting a motion to dismiss into a motion for summary judgment," as long as the facts
27 noticed are not "subject to reasonable dispute." *Intri-Plex Techs., Inc. v. Crest Grp., Inc.*, 499
28

1 F.3d 1048, 1052 (9th Cir. 2007)(citing *Lee v. City of Los Angeles*, 250 F.3d 668, 688–89 (9th
2 Cir. 2001); see also *United States v. Ritchie*, 342 F.3d 903, 908–09 (9th Cir.2003)). Courts may
3 take judicial notice of some public records, including the “records and reports of administrative
4 bodies.” *United States v. Ritchie*, 342 F.3d 903, 909 (9th Cir. 2003) (citing *Interstate Nat. Gas*
5 *Co. v. S. Cal. Gas Co.*, 209 F.2d 380, 385 (9th Cir.1953)). The administrative regulations,
6 zoning letters, CC&R and Master Declarations referenced herein are such documents.
7

8 100. Plaintiffs have sought judicial challenge and review of the parcel maps without
9 exhausting their administrative remedies first and this is fatal to their claims regarding the parcel
10 maps. *Benson v. State Engineer*, 131 Nev. ___, 358 P.3d 221, 224 (2015) and *Allstate Insurance*
11 *Co. v. Thorpe*, 123 Nev. 565, 571, 170 P.3d 989, 993-94 (2007).
12

13 101. The City Planning Commission and City Council’s work is of a legislative
14 function and Plaintiffs’ claims attempting to enjoin the review of Defendant Developers’
15 Applications are not ripe. UDC 19.16.030(H), 19.16.090(K) and 19.16.100(G).
16

17 102. Plaintiffs have an adequate remedy in law in the form of judicial review pursuant
18 to UDC 19.16.040(T) and NRS 233B.
19

20 103. Zoning ordinances do not override privately-placed restrictions and courts cannot
21 invalidate restrictive covenants because of a zoning change. *Western Land Co. v. Truskolaski*, 88
22 Nev. 200, 206, 495 P.2d 624, 627 (1972).
23

24 104. NRS 278A.080 provides: “The powers granted under the provisions of this
25 chapter may be exercised by any city or county which enacts an ordinance conforming to the
26 provisions of this chapter.”
27

28 105. NRS 116.1201(4) specifically and unambiguously provides, “The provisions of
chapters 117 and 278A of NRS do not apply to common-interest communities.”

1 106. NRS 278.320(2) states that "A common-interest community consisting of five or
2 more units shall be deemed to be a subdivision of land within the meaning of this section, but
3 need only comply with NRS 278.326 to 278.460, inclusive and 278.473 to 278.490, inclusive."

4 107. Private land use agreements are enforced by actions between the parties to the
5 agreement and enforcement of such agreements is to be carried out by the Courts, not zoning
6 boards.
7

8 108. Plaintiffs "vested rights" Claim for Relief is not a viable claim because Plaintiffs
9 have failed to show that the GC Land is subject to the Master Declaration and therefore that
10 claim should be dismissed.

11 109. Plaintiffs have failed to plead fraud with particularity as required by NRCP 9(b).
12 The absence of any plausible claim of fraud against the Defendants was further demonstrated by
13 the fact that throughout the Court's lengthy hearing upon the Defendants' Motion to Dismiss
14 Plaintiffs' Amended Complaint, Plaintiffs did not make a single reference or allegation
15 whatsoever that would suggest in any way that the Plaintiffs had any claim of fraud against any
16 of the Defendants. Plaintiffs did not reference their alleged claim at all, and the Court Finds, at
17 this time, that the Plaintiffs have failed to state any claim upon which relief may be granted against
18 the Defendants. *See NRCP 9(b)*.
19

20 110. Under Nevada law, a Plaintiff must prove the elements of fraudulent
21 misrepresentation by clear and convincing evidence: (1) A false representation made by the
22 defendant; (2) defendant's knowledge or belief that its representation was false or that defendant
23 has an insufficient basis of information for making the representation; (3) defendant intended to
24 induce plaintiff to act or refrain from acting upon the misrepresentation; and (4) damage to the
25 plaintiff as a result of relying on the misrepresentation. *Barmettler v. Reno Air, Inc.*, 114 Nev.
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1 441, 447, 956 P.2d 1382, 1386 (1998), citing *Bulbman Inc. v. Nevada Bell*, 108 Nev. 105, 110-
2 11, 825 P.2d 588, 592 (1992); *Lubbe v. Barba*, 91 Nev. 596, 599, 540 P.2d 115, 117 (1975).

3 111. Nevada law provides: (i) a shield to protect members and managers from liability
4 for the debts and liabilities of the limited liability company. *NRS 86.371*; and (ii) a member of a
5 limited-liability company is not a proper party to proceedings by or against the company. *NRS*
6 *86.381*. The Court finds that naming the individual Defendants, Lowie, DeHart and Pankratz,
7 was not made in good faith, nor was there any reasonable factual basis to assert such serious and
8 scurrilous allegations against them.

10 112. If any of these Conclusions of Law is more appropriately deemed a Findings of
11 Fact, so shall it be deemed.

13 **ORDER AND JUDGMENT**

14 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** that the Defendants
15 Fore Stars, Ltd., 180 Land Co LLC, Seventy Acres LLC, EHB Companies LLC, Yohan Lowie,
16 Vickie Dehart and Frank Pankratz' Motion to Dismiss Amended Complaint is hereby
17 GRANTED.

18 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that as to the
19 Defendants Fore Stars, Ltd., 180 Land Co LLC, Seventy Acres LLC, EHB Companies LLC,
20 Yohan Lowie, Vickie Dehart and Frank Pankratz, Plaintiffs' Amended Complaint is hereby
21 dismissed with prejudice.

22 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that collateral to the
23 instant Findings of Fact, Conclusions of Law, Order and Judgment, the Court will address the
24 Defendants' Motion for Attorneys' Fees and Costs, and Supplement thereto pursuant to NRCP
25 11, and issue a separate Order and Judgment relating thereto.

26 DATED this 21 day of November 2016.

27 
28 DISTRICT COURT JUDGE
A-16-739654-C

1 Respectfully submitted by:
2 **JIMMERSON LAW FIRM, P.C.**
3 /s/ James J. Jimmerson, Esq.
4 James J. Jimmerson, Esq.
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Exhibit “3”



CLERK OF THE COURT

NOEJ

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and Frank Pankratz*

**DISTRICT COURT
CLARK COUNTY, NEVADA**

ROBERT N. PECCOLE and NANCY A.
PECCOLE, individuals, and Trustees of the
ROBERT N. and NANCY A. PECCOLE
FAMILY TRUST,

Plaintiffs,
vs.

PECCOLE NEVADA, CORPORATION, a
Nevada Corporation; WILLIAM PECCOLE
1982 TRUST; WILLIAM PETER and
WANDA PECCOLE FAMILY LIMITED
PARTNERSHIP, a Nevada Limited
Partnership; WILLIAM PECCOLE and
WANDA PECCOLE 1971 TRUST; LISA P.
MILLER 1976 TRUST; LAURETTA P.
BAYNE 1976 TRUST; LEANN P.
GOORJIAN 1976 TRUST; WILLIAM
PECCOLE and WANDA PECCOLE 1991
TRUST; FORE STARS, LTD., a Nevada
Limited Liability Company; 180 Land Co.,
LLC, a Nevada Limited Liability Company;
SEVENTY ACRES, LLC., a Nevada Limited
Liability Company; EHB COMPANIES, LLC,
a Nevada Limited Liability Company; THE
CITY OF LAS VEGAS; LARRY MILLER, an
individual; LISA MILLER, an individual;
BRUCE BAYNE, an individual; LAURETTA
P. BAYNE, an individual; YOHAN LOWIE,
an individual; VICKIE DEHART, an
individual; FRANK PANKRATZ, an
individual,

Defendants.

CASE NO. A-16-739654-C

DEPT. NO: VIII

**NOTICE OF ENTRY OF FINDINGS OF
FACT, CONCLUSIONS OF LAW, FINAL
ORDER AND JUDGMENT**

Date: January 10, 2017
Courtroom 11B

THE JIMMERSON LAW FIRM, P.C.
415 South Sixth Street, Suite 100, Las Vegas, Nevada 89101
Telephone (702) 388-7171 - Facsimile (702) 387-1167

1 PLEASE TAKE NOTICE that Findings of Fact, Conclusions of Law, Final Order
2 and Judgment was entered in the above-entitled action on the 31st day of January, 2017,
3 a copy of which is attached hereto.

4 Dated: January 31st, 2017.

5 THE JIMMERSON LAW FIRM, P.C.

6
7
8 By:  8387
9

James J. Jimmerson, Esq.

Nevada State Bar No. 000264

415 South 6th Street, Suite 100

Las Vegas, Nevada 89101

Attorneys for Defendants Fore Stars, Ltd.,

180 Land Co., LLC., Seventy Acres, LLC;

Yohan Lowie, Vickie DeHart

and Frank Pankratz.

CERTIFICATE OF SERVICE

Pursuant to NRCP 5(b), I certify that I am an employee of The Jimmerson Law Firm, P.C. and that on this 31st day of January, 2017, I served a true and correct copy of the foregoing **NOTICE OF ENTRY OF FINDINGS OF FACT, CONCLUSIONS OF LAW, FINAL ORDER AND JUDGMENT** as indicated below:

☒ by placing same to be deposited for mailing in the United States Mail, in a sealed envelope upon which first class postage was prepaid in Las Vegas, Nevada;

☒ by electronic means by operation of the Court's electronic filing system, upon each party in this case who is registered as an electronic case filing user with the Clerk

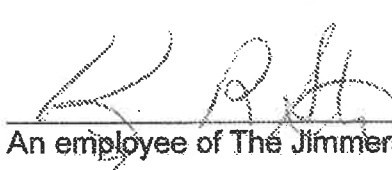
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An employee of The Jimmerson Law Firm, P.C



CLERK OF THE COURT

1 FFCL

2 DISTRICT COURT

3 CLARK COUNTY, NEVADA

4 ROBERT N. PECCOLE and NANCY A.
5 PECCOLE, individuals, and Trustees of the
6 ROBERT N. AND NANCY A. PECCOLE
FAMILY TRUST,

7 Plaintiffs,

8 v.

9 PECCOLE NEVADA, CORPORATION, a
10 Nevada Corporation; WILLIAM PECCOLE
11 1982 TRUST; WILLIAM PETER and
12 WANDA PECCOLE FAMILY LIMITED
13 PARTNERSHIP, a Nevada Limited
14 Partnership; WILLIAM PECCOLE and
15 WANDA PECCOLE 1971 TRUST; LISA P.
16 MILLER 1976 TRUST; LAURETTA P.
17 BAYNE 1976 TRUST; LEANN P.
18 GOORJIAN 1976 TRUST; WILLIAM
19 PECCOLE and WANDA PECCOLE 1991
20 TRUST; FORE STARS, LTD., a Nevada
21 Limited Liability Company; 180 LAND CO,
LLC, a Nevada Limited Liability Company;
22 SEVENTY ACRES, LLC, a Nevada Limited
Liability Company; EHB COMPANIES,
23 LLC, a Nevada Limited Liability Company;
24 THE CITY OF LAS VEGAS; LARRY
25 MILLER, an individual; LISA MILLER, an
26 individual; BRUCE BAYNE, an individual;
27 LAURETTA P. BAYNE, an individual;
28 YOHAN LOWIE, an individual; VICKIE
DEHART, an individual; and FRANK
PANKRATZ, an individual,

Defendants.

Case No. A-16-739654-C
Dept. No. VIII

**FINDINGS OF FACT, CONCLUSIONS
OF LAW, FINAL ORDER AND
JUDGMENT**

**Hearing Date: January 10, 2017
Hearing Time: 8:00 a.m.**

Courtroom 11B

23 This matter coming on for Hearing on the 10th day of January, 2017 on Plaintiffs'
24 *Renewed Motion For Preliminary Injunction, Plaintiffs' Motion For Leave To Amend Amended*
25 *Complaint, Plaintiffs' Motion For Evidentiary Hearing And Stay Of Order For Rule 11 Fees*
26 *And Costs, Plaintiffs' Motion For Court To Reconsider Order Of Dismissal, and Defendants*
27 *Fore Stars, Ltd., 180 Land Co LLC, Seventy Acres LLC, EHB Companies LLC, Yohan Lowie,*
28

1 Vickie Dehart and Frank Pankratz's *Oppositions* thereto and *Counter motions for Attorneys'*
2 *Fees and Costs*, and upon *Plaintiffs' Opposition to Counter motion for Attorney's Fees and*
3 *Costs* and Defendants' *Counter motion to Strike Plaintiffs' Rogue and Untimely Opposition filed*
4 *January 5, 2017 and Attorneys' Fees and Costs*, and upon Defendants Fore Stars, Ltd., 180
5 Land Co LLC, Seventy Acres LLC, EHB Companies LLC, Yohan Lowie, Vickie Dehart and
6 Frank Pankratz's *Memorandum of Costs and Disbursements*, and no objection or Motion to
7 Retax having been filed by Plaintiffs in response thereto, ROBERT N. PECCOLE, ESQ. of
8 PECCOLE & PECCOLE, LTD. and LEWIS J. GAZDA, ESQ. of GAZDA & TADAYON
9 appearing on behalf of Plaintiffs, and Plaintiff, ROBERT N. PECCOLE being present, and
10 JAMES J. JIMMERSON, ESQ. of THE JIMMERSON LAW FIRM, P.C. appearing on behalf of
11 Defendants Fore Stars, Ltd., 180 Land Co LLC, Seventy Acres LLC, Yohan Lowie, Vickie
12 DeHart and Frank Pankratz, and Defendants Yohan Lowie and Vickie DeHart being present,
13 and STEPHEN R. HACKETT, ESQ. of SKLAR WILLIAMS, PLLC and TODD DAVIS, ESQ.
14 of EHB COMPANIES, LLC appearing on behalf of Defendants EHB Companies, LLC and the
15 Court having reviewed and fully considered the papers and pleadings on file herein, and having
16 heard the lengthy arguments of counsel, and having allowed Plaintiffs, over Defendants'
17 objection, to enter Exhibits 1-13 at the hearing, and having reviewed the record, good cause
18 appearing, issues the following Findings of Fact, Conclusions of Law, Final Orders and
19 Judgment:
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23 FINDINGS OF FACT AND CONCLUSIONS OF LAW

24 Preliminary Findings

25 1. The Court hearing on November 1, 2016 was extensive and lengthy, and this
26 Court does not need a re-argument of those points. At that time, the Court granted both parties
27 great leeway to argue their case and, thereafter, to file any and all additional documents and/or
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1 exhibits that they wished to file, so long as they did so on or before November 15, 2016. Each
2 party took advantage of said opportunity by submitting additional documents for the Court's
3 review and consideration. The Court has reviewed all submissions by each party. Further, at the
4 Court's extended hearing on January 10, 2017, upon Plaintiffs' and Defendants' post-judgment
5 motions and oppositions, the Court further allowed the parties to make whatever arguments
6 necessary to supplement their respective filings and in support of their respective requests;
7

8 2. On November 30, 2016, this Court, after a full review of the pleadings, exhibits,
9 affidavits, declarations, and record, entered extensive *Findings of Fact, Conclusions of Law,*
10 *Order and Judgment Granting Defendants Fore Stars, Ltd., 180 Land Co LLC, Seventy Acres*
11 *LLC, EHB Companies, LLC, Yohan Lowie, Vickie DeHart and Frank Pankratz's NRCP 12(b)(5)*
12 *Motion to Dismiss Plaintiffs' Amended Complaint.* On January 20, 2017, the Court also entered
13 its *Findings Of Fact, Conclusions Of Law, and Judgment Granting Defendants Fore Stars, Ltd.,*
14 *180 Land Co LLC, Seventy Acres LLC, EHB Companies LLC, Yohan Lowie, Vickie Dehart And*
15 *Frank Pankratz's Motion For Attorneys' Fees And Costs* (the "Fee Order"). Both of these
16 Findings of Fact, Conclusions of Law and Orders are hereby incorporated herein by reference, as
17 if set forth in full, and shall become a part of these Final Orders and Judgment;
18

19 3. Following the Notice of Entry of the Court's extensive *Findings of Fact,*
20 *Conclusions of Law, Order and Judgment Granting Defendants Fore Stars, Ltd., 180 Land Co*
21 *LLC, Seventy Acres LLC, EHB Companies, LLC, Yohan Lowie, Vickie DeHart and Frank*
22 *Pankratz's NRCP 12(b)(5) Motion to Dismiss Plaintiffs' Amended Complaint,* Plaintiffs filed
23 four (4) Motions and one (1) Opposition, on an Order Shortening Time set for hearing on this
24 date, Defendants filed their Oppositions and Countermotions for Attorneys' Fees and Costs,
25 Defendants timely filed their *Memorandum of Costs and Disbursements,* and Plaintiffs chose not
26 to file any Motion to Retax. After this briefing, Plaintiffs, at the January 10, 2017 Court hearing,
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1 presented in excess of an hour and a half of oral argument. The Court allowed the new exhibits
2 to be admitted over the objection of Defendants;

3 4. Following the hearing, the Court has reviewed the papers and pleadings filed by
4 both Plaintiffs and Defendants, along with Exhibits, and the oral argument of Plaintiffs and
5 Defendants, and relevant statutes and caselaw, and based upon the totality of the record, makes
6 the following Findings:
7

8 **Plaintiffs' Renewed Motion for Preliminary Injunction**

9 5. As a preliminary matter, based on the record and the evidence presented to date
10 by both sides, the Court does not believe the golf course land ("GC Land") is subject to the terms
11 and restrictions of the Master Declaration of Covenants, Conditions, Restrictions and Easements
12 of Queensridge ("Master Declaration" or "CC&Rs"), because it was not annexed into, or made
13 part of, the Queensridge Common Interest Community ("Queensridge CIC") which the Master
14 Declaration governs. The Court has repeatedly made, and stands by, this Finding;
15

16 6. The Court does not believe that William and Wanda Peccole, or their entities
17 (Nevada Legacy 14, LLC, the William Peter and Wanda Ruth Peccole Family Limited
18 Partnership, and/or the William Peccole 1982 Trust) intended the GC Land to be a part of the
19 Queensridge CIC, as evidenced by the fact that if that land had been included within that
20 community, then every person in Queensridge would be paying money to be a member of the
21 Badlands Golf Course and paying to maintain it. They were not, and have not. In fact, the
22 Master Declaration at Recital B states that the CIC "may, but is not required to include...a golf
23 course" and Plaintiffs' Purchase documents make clear that residents of Queensridge acquire no
24 golf course rights or membership privileges by their purchase of a house within the Queensridge
25 CIC. *Exhibit C to Defendants' Opposition filed September 2, 2016 at page 1, Recital B, and*
26 *Exhibit L to Defendants' Opposition filed September 2, 2016 at paragraph 4 of Addendum 1;*
27
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1 7. By Plaintiffs' own exhibit, the enlargement of the Exhibit C Map to the Master
2 Declaration, it shows that the GC Land is not a part of the CC&Rs. The Exhibit C map showed
3 the initial Property *and* the Annexable Property, as confirmed by Section 1.55 of the Master
4 Declaration;

5 8. Therefore, the argument about whether or not the Master Declaration applies to
6 the GC Land does not need to be rehashed, despite Plaintiffs' insistence that it do so. The Court
7 has repeatedly found that it does not. That is the Court's prior ruling, and nothing Plaintiffs
8 have brought forward reasonably convinces the Court otherwise. *See* the Court's November 20,
9 2016 Order, Findings 51-76;

10 9. Regarding the Renewed Motion for Preliminary Injunction, Plaintiffs' Renewed
11 Motion and Exhibits are not persuasive, and the Court has made clear that it will not stop a
12 governmental agency from doing its job. The Court does not believe that intervention is "clearly
13 necessary" or appropriate for this Court. As the Court understands it, if the owner of the GC
14 Land has made an application, the governmental agency would be derelict in their duty if it did
15 not review it, consider it and do all of its necessary work to follow the legal process and make its
16 recommendations and/or decision. The Court will not stop that process;

17 10. Based upon the papers, there is no basis to grant Plaintiffs' Renewed Motion for
18 Preliminary Injunction;

19 11. Plaintiffs' argument that there is a "conspiracy" with the City of Las Vegas
20 "behind closed doors" to get certain things done is inappropriate and without merit;

21 12. It is entirely proper for Defendants to follow the City rules that require the filing
22 of applications if they want to develop their property, or to discuss a development agreement
23 with the City Attorney, or present a plan to the City of Las Vegas Planning Commission or the
24 Las Vegas City Council. That is what they are supposed to do;

1 13. Plaintiffs submitted four (4) photos to demonstrate that the proposed new
2 development under the current application would "ruin his views." However, Plaintiffs'
3 purchase documents make clear that no such "views" or location advantages were guaranteed to
4 Plaintiffs, and that Plaintiffs were on notice through their own exhibit that their existing views
5 could be blocked or impaired by development of adjoining property "whether within the Planned
6 Community or outside of the Planned Community" *Exhibit 1 to Plaintiffs' Reply to Defendants'*
7 *Motion to Dismiss, filed September 9, 2016.*

9 14. In response to the Court's inquiry regarding what Plaintiffs are trying to enjoin,
10 Plaintiffs indicate they desire to enjoin Defendants from resubmitting the four (4) applications
11 that have been withdrawn, without prejudice, but which can be refiled. The Court finds that
12 refileing is exactly what Defendants are supposed to do if they want those applications
13 considered;

15 15. Plaintiffs' argument that Defendants cannot file Applications with the City,
16 because it is a violation of the Master Declaration is without merit. That might be true if the GC
17 Land was part of the CC&R's. As repeatedly stated, this Court does not believe, and the
18 evidence does not suggest, that the GC Land is subject to the CC&Rs, period;

19 16. Defendants' applications were legal and the proper thing to do, and the Court will
20 not stop such filings. Plaintiffs' position is the filing was not allowed under the Master
21 Declaration, and Plaintiffs will not listen to the Court's Findings that the GC Land was not added
22 to the Queensridge CIC by William Peccole or his entities. Plaintiffs' position is vexatious and
23 harassing to the Defendants under the facts of this case;

25 17. Plaintiffs argue that the new applications that were filed were negotiated and
26 discussed with the City Attorneys' Office without the knowledge of the City Council. But,
27 again, that is not improper. The City Council does not get involved until the applications are
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1 submitted and reviewed by the Planning Staff and City Planning Commission. The Court finds
2 that there is no "conspiracy" there. People are supposed to follow the rules, and the rules say
3 that if you are going to seek a zone change or a variance, you may submit a pre-application for
4 review, have appropriate discussions and negotiations, and then have a public review by the
5 Planning Commission and ultimately the City Council;

7 18. The fact that a new application was submitted proposing 61 homes, which is
8 different from the original applications submitted for "The Preserve" which were withdrawn
9 without prejudice, is irrelevant;

10 19. Plaintiffs' argument that Defendants submitted a new application on December
11 30, 2016 to allegedly defeat Plaintiffs' Renewed Motion for Preliminary Injunction, to bring the
12 case back into the administrative process, is not reasonable, nor accurate. There were already
13 three (3) applications which were pending and which had been held in abeyance, and thus were
14 still within the administrative process. The new application changes nothing as far as Plaintiffs'
15 requests for a preliminary injunction;

17 20. Plaintiffs' Exhibit 5 demonstrates that notice was provided to the homeowners,
18 which is what Defendants were supposed to do. There was nothing improper in this;

19 21. Even if *all* the applications had been withdrawn, Plaintiffs could not "directly
20 interfere with, or in advance restrain, the discretion of an administrative body's exercise of
21 legislative power." *Eagle Thrifty Drugs & Markets, Inc. v. Hunter Lake Parent Teachers Assn. et*
22 *al*, 85 Nev. 162, 451 P.2d 713 (1969) at 165, 451 P.2d at 714. Additionally, "This established
23 principle **may not be avoided by the expedient of directing the injunction to the applicant**
24 **instead of the City Council.**" *Id*. This holding still applies to these facts;

26 22. Regardless, the possible submission of zoning and land use applications will not
27 violate any rights or restrictions Plaintiffs claim in their Master Declaration, as "A zoning
28

1 ordinance cannot override privately-placed restrictions, and a trial court cannot be compelled to
2 invalidate restrictive covenants merely because of a zoning change.” *W. Land Co. v.*
3 *Truskolaski*, 88 Nev. 200, 206, 495 P.2d 624, 627 (1972). Additionally, UDC 19.00.0809(j)
4 provides: “No provision of this Title is intended to interfere with or abrogate or annul any
5 easement, private covenants, deed restriction or other agreement between private parties....
6 Private covenants or deed restrictions which impose restrictions not covered by this Title, are not
7 implemented nor superseded by this Title.”

9 23. Plaintiffs’ argument that Defendants needed permission to file the applications for
10 the 61 homes is, again, without merit, because Plaintiffs incorrectly assume that the CC&Rs
11 apply to the GC Land, when the Court has already found they do not. Plaintiffs unreasonably
12 refuse to accept this ruling;

14 24. Plaintiffs have no standing under *Gladstone v. Gregory*, 95 Nev. 474, 596 P.2d
15 491 (1979) to enforce the restrictive covenants of the Master Declaration against Defendants on
16 the GC Land. The Court has already, repeatedly, found that the Master Declaration does not
17 apply to the GC Land, and thus Plaintiffs have no standing to enforce it against the Defendants.
18 Defendants did not, and cannot, violate a rule that does not govern the GC Land. The Plaintiffs
19 refuse to hear or accept these findings of the Court;

21 25. Contrary to Plaintiffs’ statement, the Court is not making an “argument” that
22 Plaintiffs’ are required to exhaust their administrative remedies; that is a “decision” on the part
23 of the Court. As the Court stated at the November 1, 2016 hearing, Plaintiffs believe that CC&Rs
24 of the Queensridge CIC cover the GC Land, and Mr. Peccole is so closely involved in it, he
25 refuses to see the Court’s decision coming in as fair or following the law. No matter what
26 decisions are made, Mr. Peccole is so closely involved with the issues, he would never accept
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1 any Court's decision, because if it does not follow his interpretation, in Plaintiffs' mind, the
2 Court is wrong. *November 1, 2016 Hearing Transcript, P. 3, L. 13-2;*

3 26. Defendants have the right to close the golf course and not water it. This action
4 does not impact Plaintiffs' "rights;"

5 27. A preliminary injunction is available when the moving party can demonstrate that
6 the nonmoving party's conduct, if allowed to continue, will cause irreparable harm for which
7 compensatory relief is inadequate and that the moving party has a reasonable likelihood of
8 success on the merits. *Boulder Oaks Cmty. Ass'n v. B & J Andrew Enters., LLC*, 125 Nev. 397,
9 403, 215 P.3d 27, 31 (2009); citing NRS 33.010, *University Sys. v. Nevadans for Sound Gov't*,
10 120 Nev. 712, 721, 100 P.3d 179, 187 (2004); *Dangberg Holdings v. Douglas Co.*, 115 Nev.
11 129, 142, 978 P.2d 311, 319 (1999). A district court has discretion in deciding whether to grant a
12 preliminary injunction. *Id.* The Plaintiffs have failed to make the requisite showing;

13 28. On September 27, 2016, the parties were before the Court on Plaintiffs' first
14 Motion for Preliminary Injunction and, after reading all papers and pleadings on file, the Court
15 heard extensive oral argument lasting nearly two (2) hours from all parties. The Court ultimately
16 concluded that Plaintiffs failed to meet their burden for a Preliminary Injunction, had failed to
17 demonstrate irreparable injury by the City's consideration of the Applications, and failed to
18 demonstrate a likelihood of success on the merits, amongst other failings;

19 29. On September 28, 2016—the day after their Motion for Preliminary Injunction
20 directed at the City of Las Vegas was heard—Plaintiffs ignored the Court's words and filed
21 another Motion for Preliminary Injunction which, substantively, made arguments identical to
22 those made in the original Motion which had just been heard the day before, except that
23 Plaintiffs focused more on the "vested rights" claim, namely, that the applications themselves
24 could not have been filed because they are allegedly prohibited by the Master Declaration. On
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1 October 31, 2016, the Court entered an Order denying that Motion, finding that Plaintiffs failed
2 to meet their burden of proof that they have suffered irreparable harm for which compensatory
3 damages are an inadequate remedy and failed to show a reasonable likelihood of success on the
4 merits, since the Master Declaration of the Queensridge CIC did not apply to land which was not
5 annexed into, nor a part of, the Property (as defined in the Master Declaration). The Court also
6 based its denial on the fact that Nevada law does not permit a litigant from seeking to enjoin the
7 Applicant as a means of avoiding well-established prohibitions and/or limitations against
8 interfering with or seeking advanced restraint against an administrative body's exercise of
9 legislative power. See *Eagle Thrifty Drugs & Markets, Inc., v. Hunter Lake Parent Teachers*
10 *Assoc.*, 85 Nev. 162, 164-165, 451 P.2d 713, 714-715 (1969);
11

12 30. On October 5, 2016, Plaintiffs filed a Motion for Rehearing of Plaintiffs' first
13 Motion for Preliminary Injunction, without seeking leave from the Court. The Court denied the
14 Motion on October 19, 2016, finding Plaintiffs could not show irreparable harm, because they
15 possess administrative remedies before the City Planning Commission and City Council pursuant
16 to NRS 278.3195, UDC 19.00.080(N) and NRS 278.0235, which they had failed to exhaust, and
17 because Plaintiffs failed to show a reasonable likelihood of success on the merits at the
18 September 27, 2016 hearing and failed to allege any change of circumstances since that time that
19 would show a reasonable likelihood of success as of October 17, 2016;
20
21

22 31. At the October 11, 2016 hearing on Defendants City of Las Vegas' Motion to
23 Dismiss Amended Complaint, which was ultimately was granted by Order filed October 19,
24 2016, the Court advised Mr. Peccole, as an individual Plaintiff and counsel for Plaintiffs, that it
25 believed that he was too close to this" and was missing that the Master Declaration would not
26 apply to land which is not part of the Queensridge CIC. *October 11, 2016 Hearing Transcript at*
27 *13:11-13;*
28

1 32. On October 12, 2016, Plaintiffs filed a Motion for Stay Pending Appeal in
2 relation to the Order Denying their first Motion for Preliminary Injunction against the City of
3 Las Vegas, which sought, again, an injunction. That Motion was denied on October 19, 2016,
4 finding that Plaintiffs failed to satisfy the requirements of NRAP 8 and NRCP 62(c), Plaintiffs
5 failed to show that the object of their potential writ petition will be defeated if their stay is
6 denied, Plaintiffs failed to show that they would suffer irreparable harm or serious injury if the
7 stay is not issued, and Plaintiffs failed to show a likelihood of success on the merits;

9 33. On October 21, 2016, Plaintiffs filed a Notice of Appeal on the Order Denying
10 their Motion for Preliminary Injunction against the City of Las Vegas, and on October 24, 2016,
11 Plaintiffs filed a Motion for Stay in the Supreme Court. On November 10, 2016, the Nevada
12 Supreme Court dismissed Plaintiffs' Appeal, and the Motion for Stay was therefore denied as
13 moot;

15 34. Plaintiffs can assert no harm, let alone "irreparable" harm from the three
16 remaining pending applications, which deal with development of 720 condominiums located a
17 mile from Plaintiffs' home on the Northeast corner of the GC Land;

18 35. Plaintiffs cannot demonstrate a likelihood of success on the merits. Plaintiffs
19 have argued the "merits" of their claims *ad nauseum* and they have not had established any
20 possibility of success;

22 36. The Court has repeatedly found that the claim that Defendants' applications were
23 "illegal" or "violations of the Master Declaration" is without merit, and such claim is being
24 maintained without reasonable grounds;

25 37. Plaintiffs' argument within his Renewed Motion is just a rehash of his prior
26 arguments that Lot 10 was "part of" the "Property," (as defined in the Master Declaration) that
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1 the flood drainage easements along the golf course are not included in the "not a part" language,
2 and that he has "vested rights." These arguments have already been addressed repeatedly;

3 38. In its *Findings of Fact, Conclusions of Law and Order Granting Defendants*
4 *Motion to Dismiss*, filed November 30, 2016, the Court detailed its analysis of the Master
5 Declaration, the Declarations of Annexation, Lot 10, and the other documents of public record,
6 and made its Findings that the Plaintiffs were not guaranteed any golf course views or access,
7 and that the adjoining GC Land was not governed by the Master Declaration. Those Findings
8 are incorporated herein by reference, as if set forth in full. Specifically Findings No. 51-76 make
9 clear that the GC Land is not a part of and not subject to the Master Declaration of the NRS 116
10 Queensridge CIC;
11

12 39. There is no "new evidence" that changes this basic finding of fact, and Plaintiffs
13 cannot "stop renewal of the 4 applications" or "stop the application" allegedly contemplated for
14 property merely adjacent to Plaintiffs' Lot and which is not within the Queensridge CIC;
15

16 40. Since Plaintiffs were on notice of this undeniable fact on September 2, 2016, yet
17 persisted in filing Motion after Motion to try and "enjoin" Defendants, that is exactly why this
18 Court awarded Defendants \$82,718.50 relating to the second Motion for Preliminary Injunction,
19 the Motion for Rehearing and the Motion for Stay (Injunction), and why this Court awards
20 additional attorneys' fees and costs for being forced to oppose a Renewed Motion for
21 Preliminary Injunction and these other Motions now;
22

23 41. The alleged "new" information cited by Plaintiffs--the withdrawal of four
24 applications without prejudice at the November 16, 2016 City Council meeting--is irrelevant
25 because this Court cannot and will not, in advance, restrain Defendants from submitting
26 applications. Further, the three (3) remaining applications are pending and still in the
27 administrative process;
28

1 42. Zoning is a matter properly within the province of the legislature and that the
2 judiciary should not interfere with zoning decisions, especially before they are even final. *See,*
3 *e.g., McKenzie v. Shelly*, 77 Nev. 237, 362 P.2d 268 (1961) (judiciary must not interfere with
4 board's determination to recognize desirability of commercial growth within a zoning district);
5 *Coronet Homes, Inc. v. McKenzie*, 84 Nev. 250, 439 P.2d 219 (1968) (judiciary must not
6 interfere with the zoning power unless clearly necessary); *Forman v. Eagle Thrifty Drugs and*
7 *Markets*, 89 Nev. 533, 516 P.2d 1234 (1973) (statutes guide the zoning process and the means of
8 implementation until amended, repealed, referred or changed through initiative). Court
9 intervention is not "clearly necessary" in this instance;

11 43. Plaintiffs have admitted to the Supreme Court that their duplicative Motion for
12 Preliminary Injunction filed on September 28, 2016 was without merit and unsupported by the
13 law. In their *Response to Motion to Amend Caption and Joinder and Response to the Motion to*
14 *Dismiss Appeal of Order Granting the City of Las Vegas Motion to Dismiss Amended Complaint*,
15 filed November 10, 2016, Plaintiff's state: "[T]he case of *Eagle Thrifty Drugs & Market, Inc. v.*
16 *Hunter Lake Parent Teachers Association*, 85 Nev. 162 (1969) **would not allow directing of a**
17 **Preliminary Injunction against any party but the City Council.** *Fore Stars, Ltd., 180 Land*
18 *Co LLC, Seventy Acres, LLC, Yohan Lowie, Vickie DeHart, Frank Pankratz and EHB*
19 *Companies, LLC* **could not be made parties to the Preliminary Injunction because only the**
20 **City was appropriate under Eagle Thrifty.**" (Emphasis added.) Yet Plaintiffs have now filed a
21 "Renewed" Motion for Preliminary Injunction;

24 44. Procedurally, Plaintiffs' Renewed Motion is improper because "No motions once
25 heard and disposed of may be *renewed* in the same cause, nor may the same matters therein
26 embraced be reheard, unless by leave of the court granted upon motion therefor, after notice of
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1 such motion to the adverse parties.” EDCR 2.24 (*Emphasis added.*) This is the second time the
2 Plaintiffs have failed to seek leave of Court before filing such a Motion;

3 45. After hearing all of the arguments of Plaintiffs and Defendants, Plaintiffs have
4 failed to meet their burden for a preliminary injunction against Defendants, and Plaintiffs have
5 no standing to do so;
6

7 **Plaintiffs’ Motion for Leave to Amend Amended Complaint**

8 46. Plaintiffs have already been permitted to amend their Complaint, and did so on
9 August 4, 2016;

10 47. Plaintiffs deleted the Declaratory Relief cause of action, but maintained a cause of
11 action for injunctive relief even after Plaintiffs were advised that the same could not be
12 sustained, Plaintiffs withdrew the Breach of Contract cause of action and replaced it with a cause
13 of action entitled “Violations of Plaintiffs’ Vested Rights,” and Plaintiffs’ Fraud cause of action
14 remained, for all intents and purposes, unchanged;
15

16 48. Plaintiffs were given the opportunity to present a proposed Amended Complaint
17 and failed to do so. There is no Amended Complaint which supports the new alter ego theory
18 Plaintiffs suggest;
19

20 49. After the November 1, 2016 hearing on the Motion to Dismiss, the Court
21 provided an opportunity for Plaintiffs (or Defendants) to file any additional documents or
22 requests, including a request to Amend the Complaint, with a deadline of November 15, 2016.
23 Plaintiffs’ Motion to Amend Amended Complaint was not filed within that deadline;

24 50. EDCR 2.30 requires a copy of a proposed amended pleading to be attached to any
25 motion to amend the pleading. Plaintiffs never attached a proposed amended pleading, in
26 violation of this Rule. This makes it impossible for the Court to measure what claims Plaintiffs
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1 propose, other than those outlined in their briefs, all of which are based on a failed and untrue
2 argument;

3 51. Plaintiffs continue to attempt to enjoin the City from completing its legislative
4 function, or to in advance, restrain Defendants from submitting applications for consideration.
5 This Court has repeatedly Ordered that it will not do that;
6

7 52. The Court considered Plaintiffs' oral request from November 1, 2016 to amend
8 the Amended Complaint, and made a Finding in its November 30, 2016 Order of Dismissal, at
9 paragraph 90, "Although ordinarily leave to amend the Complaint should be freely given when
10 justice requires, Plaintiffs have already amended their Complaint once and have failed to state a
11 claim against the Defendants. For the reasons set forth hereinabove, Plaintiffs shall not be
12 permitted to amend their Complaint a second time in relation to their claims against Defendants
13 as the attempt to amend the Complaint would be futile;"
14

15 53. Further amending the Complaint, under the theories proposed by Plaintiffs,
16 remains futile. The Fraud cause of action does not state a claim upon which relief can be
17 granted, as the alleged "fraud" lay in the premise that there was a representation that the golf
18 course would remain a golf course in perpetuity. Again, Plaintiffs' own purchase documents
19 evidence that no such guarantee was made and that Plaintiffs were advised that future
20 development to the adjoining property could occur, and could impair their views or lot
21 advantages. The alleged representation is incompetent (*See NRCP 56(e)*), fails woefully for lack
22 of particularity as required by NRCP 9(b), and appears disingenuous under the facts and law of
23 this case;
24

25 54. The Fraud claim also fails because Plaintiffs voluntarily dismissed the
26 Defendants—all his relatives or their entities—who allegedly made the fraudulent representations
27 that the golf course would remain in perpetuity;
28

1 55. While it is true that Defendants argued that Plaintiffs did not plead their Fraud
2 allegations with particularity as required by NRCP 9(b), Defendants also vociferously argued in
3 their Motion to Dismiss that Plaintiffs failed to state a Fraud claim upon which relief could be
4 granted because their allegations failed to meet the basic and fundamental elements of Fraud: (1)
5 a false representation of fact; (2) made to the plaintiff; (3) with knowledge or belief that the
6 representation was false or without a sufficient basis; (4) intending to induce reliance; (5)
7 creating justifiable reliance by the plaintiff; (6) resulting in damages. *Blanchard v. Blanchard*,
8 108 Nev. 908, 911, 839 P.2d 1320, 1322 (1992). The Court concurred;
9

10 56. To this day, Plaintiffs failed to identify any actual false or misleading statements
11 made by Defendants to them, and that alone is fatal to their claim. Defendants' zoning and land
12 use applications to the City to proceed with residential development upon the GC Land does not
13 constitute fraudulent conduct by Defendants because third-parties allegedly represented at some
14 (unknown) time roughly 16 years earlier that the golf course would never be replaced with
15 residential development;
16

17 57. Plaintiffs do not and cannot claim that they justifiably relied on any supposed
18 misrepresentation by any of the Defendants or that they suffered damages as a result of the
19 Defendants' conduct because such justifiable reliance requires a causal connection between the
20 inducement and the plaintiff's act or failure to act resulting in the plaintiff's detriment;
21

22 58. Plaintiffs have not, and cannot claim that any representations on the part of
23 Defendants lead them to enter into their "Purchase Agreement" in April 2000, over 14 years
24 prior to any alleged representations or conduct by any of the Defendants. The Court was left to
25 wonder if any of these failings could be corrected in a second amended complaint, as Plaintiffs
26 failed to proffer a proposed second amended complaint as is required under EDCR 2.30. As
27 such, Plaintiffs' Motion to Amend Complaint was doomed from the outset;
28

1 59. All of Plaintiffs' claims are based on the theory that Plaintiffs have "vested
2 rights" over the Defendants and the GC Land. The request for injunctive relief is based on the
3 assertion of alleged "rights" under the Master Declaration;

4 60. The Court has already found, both of Plaintiffs' legal theories (1) the zoning
5 aspect and exhaustion of administrative remedies, and (2) the alleged breach of the restrictive
6 covenants under a Master Declaration "contract," are maintained without reasonable ground.
7 Defendants are not parties to the "contract" alleged to have been breached, and Court
8 intervention is not "clearly necessary" as an exception to the bar to interfere in an administrative
9 process;
10

11 61. The zoning on the GC Land dictates its use and Defendants rights to develop their
12 land;
13

14 62. Plaintiffs' reargument of the "Lot 10" claim, which Plaintiffs have argued before,
15 which this Court asked Plaintiffs not to rehash, is without merit. Drainage easements upon the
16 GC Land in favor of the City of Las Vegas do not make the GC Land a part of the Queensridge
17 CIC. The Queensridge CIC would have to be a party to the drainage easements in order to have
18 rights in the easements. Plaintiffs presented no evidence to establish that the Queensridge CIC is
19 a party to any drainage easements upon the GC Land;
20

21 63. Plaintiffs do not represent FEMA or the government, who are the authorities
22 having jurisdiction to set the regulations regarding "flood drainage." Plaintiffs do not have any
23 agreements with Defendants regarding flood drainage and nor any jurisdiction nor standing to
24 claim or assert "drainage" rights. Any claims under flood zones or drainage easements would be
25 asserted by the governmental authority having jurisdiction;

26 64. Notwithstanding any alleged "open space" land use designation, the zoning on the
27 GC Land, as supported by the evidence, is R-PD7. Plaintiffs latest argument suggests the land is
28

1 "zoned" as "open space" and that they have some right to prevent any modification of that
2 alleged designation under NRS 278A. But the Master Declaration indicates that Queensridge is a
3 NRS Chapter 116 community, and NRS 116.1201(4) specifically and unambiguously provides,
4 "The provisions of chapters 117 and 278A of NRS do not apply to common-interest
5 communities." The Plaintiffs do not have standing to even make any claim under NRS 278A;
6

7 65. There is no evidence of any recordation of any of the GC Land, by deed, lien, or
8 by any other exception to title, that would remotely suggest that the GC Land is within a planned
9 unit development, or is subject to NRS 278A, or that Queensridge is governed by NRS 278A.
10 Rather, Queensridge is governed by NRS 116;

11 66. NRS 278.349(3)(e) states "The governing body, or planning commission if it is
12 authorized to take final action on a tentative map, shall consider: Conformity with the zoning
13 ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the
14 master plan, the zoning ordinance takes precedence;"

15 67. The Plaintiffs do not own the land which allegedly contains the drainage pointed
16 out in Exhibits 11 and 12. It is Defendants' responsibility to deal with it with the government.
17 Tivoli Village is an example of where drainage means were changed and drainage challenges
18 were addressed by the developer. Plaintiffs have no standing to enforce the maintenance of a
19 drainage easement to which they are not a party;
20

21 68. Plaintiffs' Amended Complaint, itself, recognizes that the Master Declaration
22 does not apply to the land proposed to be developed by the Defendants, as it states on page 2,
23 paragraph 1, that "Larry Miller did not protect the Plaintiffs' or homeowner's vested rights by
24 including a Restrictive Covenant that Badlands must remain a golf course as he and other agents
25 of the developer had represented to homeowners." The Amended Complaint reiterated at page
26 10, paragraph 42, "The sale was completed in March 2015 and conveniently left out any
27
28

1 restrictions that the golf course must remain a golf course.” *Id.* Thus, Plaintiffs proceeded in
2 prosecuting this case and attempting to enjoin development with full knowledge that there were
3 no applicable restrictions, conditions and covenants from the Master Declaration which applied
4 to the GC Land, and there were no restrictive covenants in place relating to the sale which
5 prevented Defendants from doing so;

6
7 69. Plaintiffs improperly assert that the Motion to Dismiss relied primarily upon the
8 “ripeness” doctrine and the allegation that the Fraud Cause of Action was not pled with
9 particularity. But this is not true. The Motion to Dismiss was granted because Plaintiffs do not
10 possess the “vested rights” they assert because the GC Land is not part of Queensridge CIC and
11 not subject to its CC&Rs. The Fraud claim failed because Plaintiffs could not state the elements
12 of a Fraud Cause of Action. They never had any conversations with any of the Defendants prior
13 to purchasing their Lot and therefore, no fraud could have been committed by Defendants against
14 Plaintiffs in relation to their home/lot purchase because Defendants never made any knowingly
15 false representations to Plaintiffs upon which Plaintiffs relied to their detriment, nor as stated by
16 Plaintiff to the Court did Defendants ever make any representations to Plaintiffs at all. Plaintiffs
17 were denied an opportunity to amend their Complaint a second time because doing so would be
18 futile given the fact that they have failed to state claims and cannot state claims for “vested
19 rights” or Fraud;
20

21
22 70. None of Plaintiffs’ alleged “changed circumstances”—neither the withdrawal of
23 applications, the abatement of others, or the introduction of new ones, changes the fundamental
24 fact that Plaintiffs have no standing to enforce the Master Declaration against the GC Land, or
25 any other land which was not annexed into the Queensridge CIC. It really is that simple;

26
27 71. Likewise, the claim that because applications were withdrawn by Defendants at
28 the City Council Meeting and the rest were held in abeyance, that the *Eagle Thrifty* case no

1 longer applies and no longer prevents a preliminary injunction to enjoin Defendants from
2 submitting future Applications, fails as a matter of law. Plaintiffs' Motion to Amend remains
3 improper under *Eagle Thrifty* because Plaintiffs are effectively seeking to restrain the City of Las
4 Vegas by requesting an injunction against the Applicant, and they are improperly seeking to
5 restrain the City from hearing future zoning and development applications from Defendants.
6 *Eagle Thrifty* neither allows such advance restraint, nor does it condone such advance restraint
7 by directing a preliminary injunction against the Applicant;

9 72. Amending the Complaint based on the theories argued by Plaintiffs would be
10 futile, and Plaintiffs continue to fail to state a claim upon which relief can be granted;

11 73. Leave to amend should be freely granted "when justice so requires," but in this
12 case, justice requires the Motion for Leave to Amend be denied. It would be futile. Additionally,
13 Plaintiffs have noticeably failed to submit any proposed second amended Complaint at any time.
14 See EDCR 2.30. The Court is compelled to deny Plaintiffs' Motion to Amend;

16 ///

17 ///

18 **Plaintiffs' Motion for Evidentiary Hearing and Stay of Order for Rule 11 Fees and**
19 **Costs**

20 74. Plaintiffs are not entitled to an Evidentiary Hearing on the Motion for Attorneys'
21 Fees and Costs. NRS 18.010(3) states "in awarding attorney's fees, the court may pronounce its
22 decision on the fees at the conclusion of the trial or special proceeding without written motion
23 and with or without presentation of additional evidence."

24 75. Plaintiffs' seek an Evidentiary Hearing on the "Order for Rule 11 Fees and
25 Costs," but the request for sanctions and additional attorneys' fees pursuant to NRCP 11 was
26 denied by this Court. Plaintiffs do not seek reconsideration of that denial, and no Evidentiary
27 Hearing is warranted;
28

1 76. The Motion itself is procedurally defective. It contains only bare citations to
2 statutes and rules, and it contains no Affidavit as required by EDCR 2.21 and NRCP 56(e);

3 77. NRCP 60(b) does not allow for Evidentiary Hearing to give Plaintiffs
4 "opportunity to present evidence as to why they filed a Motion for Preliminary Injunction against
5 Fore Stars and why that was appropriate." It allows the setting aside of a default judgment due to
6 mistakes, inadvertence, excusable neglect, newly discovered evidence or fraud. With respect to
7 the Motion for Attorneys' Fees and Costs and Order granting the same, this is not even alleged;

8 78. Plaintiffs must establish "adequate cause" for an Evidentiary Hearing. *Rooney v.*
9 *Rooney*, 109 Nev. 540, 542-43, 853 P.2d 123, 124-25 (1993). Adequate cause "requires
10 something more than allegations which, if proven, might permit inferences sufficient to establish
11 grounds....." "The moving party must present a prima facie case...showing that (1) the facts
12 alleged in the affidavits are relevant to the grounds for modification; and (2) the evidence is not
13 merely cumulative or impeaching." *Id.*

14 79. Plaintiffs have failed to establish adequate cause for an Evidentiary Hearing.
15 Plaintiffs have not even submitted a supporting Affidavit alleging any facts whatsoever;

16 80. "Only in very rare instances in which new issues of fact or law are raised
17 supporting a ruling contrary to the ruling already reached should a motion for rehearing be
18 granted." *Moore v. City of Las Vegas*, 92 Nev. 402, 405, 551 P.2d 244, 246 (76). "Rehearings are
19 not granted as a matter of right, and are not allowed for the purpose of reargument." *Geller v.*
20 *McCown*, 64 Nev. 102, 108, 178 P.2d 380, 381 (1947) (citation omitted). Points or contentions
21 available before but not raised in the original hearing cannot be maintained or considered on
22 rehearing. See *Achrem v. Expressway Plaza Ltd. P'ship*, 112 Nev. 737, 742, 917 P.2d 447, 450
23 (1996);
24
25
26
27
28

1 81. There is no basis for an Evidentiary Hearing under NRCP 59(a). There were no
2 irregularities in the proceedings of the court, or any order of the court, or abuse of discretion
3 whereby either party was prevented from having a fair trial. There was no misconduct of the
4 court or of the prevailing party. There was no accident or surprise which ordinary prudence
5 could not have guarded against. There was no newly discovered evidence material for the party
6 making the motion which the party could not, with reasonable diligence, have discovered or
7 produced at trial. There were no excessive damages being given under the influence of passion
8 of prejudice, and there were no errors in law occurring at the trial and objected to by the party
9 making the motion. If anything, the fact that Defendants were awarded 56% of their incurred
10 attorneys' fees and costs relating to the preliminary injunction issues, and denied additional
11 sanctions pursuant to NRCP 11, demonstrates this Court's evenhandedness and fairness to the
12 Plaintiffs;
13

14
15 82. Plaintiffs are not automatically entitled to an Evidentiary Hearing on the issue of
16 attorneys' fees and costs, and the decision to forego an evidentiary hearing does not deprive a
17 party of due process rights if the party has notice and an opportunity to be heard. *Lim v. Willick*
18 *Law Grp.*, No. 61253, 2014 WL 1006728, at *1 (Nev. Mar. 13, 2014). *See, also, Jones v. Jones*,
19 *22016 WL 3856487, Case No. 66632 (2016)*;
20

21 83. In this case, Plaintiffs had notice and the opportunity to be heard, and already
22 presented to the Court the evidence they would seek to present about why they filed a Motion for
23 a Preliminary Injunction against these Defendants, having argued at the September 27, 2016
24 Hearing, the October 11, 2016 Hearing, the November 1, 2016 Hearing and the January 10, 2017
25 hearing that they had "vested rights to enforce "restrictive covenants" against Defendants under
26 the *Gladstone v. Gregory* case. Those arguments fail;
27
28

1 84. The Court also gave Plaintiffs the opportunity to submit any further evidence they
2 wanted, with a deadline of November 15, 2016. The Court considered all evidence timely
3 submitted;

4 85. Plaintiffs filed on November 8, 2016 Supplemental Exhibits with their argument
5 regarding the "Amended Master Declaration" and on November 18, 2016 "Additional
6 Information" including description of the City Council Meeting. Plaintiffs also filed on
7 November 17, 2016, their Response to the Motion for Attorneys' Fees and Costs;

8 86. On its face, the facts claimed in Plaintiffs' Motion, unsupported by Affidavit,
9 regarding why he had to file the first Motion for Preliminary Injunction, second Motion for
10 Preliminary Injunction on September 28, 2016, the Motion for Stay Pending Appeal and the
11 Motion for Rehearing, which Motions were the basis of the award of attorneys' fees and costs,
12 are unbelievable. Plaintiffs claim that the City was dismissed as a Defendant and the "only
13 remedy" was to file directly against the Defendants. But Plaintiffs filed their Motion for
14 Preliminary Injunction against Fore Stars the day after the hearing on their first Motion for
15 Preliminary Injunction—against Fore Stars the day after the hearing on their first Motion for
16 Preliminary Injunction—even before the decision on their first Motion was issued detailing the
17 denial of the Motion and the analysis of the *Eagle Thrifty* case. The Court had not even *heard*,
18 let alone granted, City's Motion to Dismiss at that time;

19 87. Plaintiffs' justification that the administrative process came to an end when four
20 applications were withdrawn without prejudice, three were held in abeyance, and "a
21 contemplated additional violation of the CC&R's appeared on the record" is also without merit.
22 Aside from the fact that Plaintiffs are not permitted to restrain, in advance, the filing of
23 applications or the City's consideration of them, factually, as of September 28, 2016, the
24 Planning Commission Meeting had not even occurred yet (let alone the City Council Meeting).
25 The administrative process was still ongoing;

1 88. The claim that the *Gladstone* case was applicable directly against restrictive
2 covenant violators after the administrative process ended and Defendants were “no longer
3 protected by Eagle Thrifty” is, again, belied by the fact that the CC&R’s do not apply to, and
4 cannot be enforced against, land that was not annexed into the Queensridge CIC. *Gladstone*
5 does not apply. Plaintiffs’ argument is not convincing;
6

7 89. Plaintiffs’ arguments regarding how “frivolous” is defined by NRCP 11 is
8 irrelevant because those additional sanctions against Plaintiffs’ counsel were denied as moot, in
9 light of the Court awarding Defendants attorneys’ fees and costs under NRS 18.010(2)(b) and
10 EDCR 7.60;
11

12 90. Defendants’ Motion sought an award of \$147,216.85 in attorneys’ fees and costs,
13 dollar for dollar, incurred in having to defeat Plaintiffs’ repeated efforts to obtain a preliminary
14 injunction against Defendants, which multiplied the proceedings unnecessarily. After
15 considering Defendants’ Motion and Supplement and Plaintiffs’ Response, the Court awarded
16 Defendants \$82,718.50. The attorneys’ fees and costs awarded related only to those efforts to
17 obtain a preliminary injunction through the end of October, 2016, and did not include or consider
18 the additional attorneys’ fees, or the additional costs, which were incurred by Defendants relating
19 to the Motions to Dismiss, or the new filings after October, 2016;
20

21 91. NRS 18.010, EDCR 7.60 and NRCP 11 are distinct rules and statutes, and the
22 Court can apply any of the rules and statutes which are applicable;

23 92. NRS § 18.010 makes allowance for attorney’s fees when the Court finds that the
24 claim of the opposing party was brought without reasonable ground or to harass the prevailing
25 party, and/or in bad faith. *NRS 18.010(2)(b)*. A frivolous claim is one that is, “both baseless and
26 made without a reasonable competent inquiry.” *Bergmann v. Boyce*, 109 Nev. 670, 856 P.2d
27 560 (1993). Sanctions or attorneys’ fees may be awarded where the pleading fails to be well
28

1 grounded in fact and warranted by existing law and where the attorney fails to make a reasonable
2 competent inquiry. *Id.* The decision to award attorney fees against a party for pursuing a claim
3 without reasonable ground is within the district court's sound discretion and will not be
4 overturned absent a manifest abuse of discretion. *Edwards v. Emperor's Garden Restaurant*, 130
5 P.3d 1280 (Nev. 2006).
6

7 93. NRS 18.010 (2) provides that: "The court shall liberally construe the provisions
8 of this paragraph in favor of awarding attorney's fees in all appropriate situations. It is the intent
9 of the Legislature that the court award attorney's fees pursuant to this paragraph and impose
10 sanctions pursuant to Rule 11 of the Nevada Rules of Civil Procedure in all appropriate
11 situations to punish for and deter frivolous or vexatious claims and defenses because such claims
12 and defenses overburden limited judicial resources, hinder the timely resolution of meritorious
13 claims and increase the costs of engaging in business and providing professional services to the
14 public."
15

16 94. EDCR 7.60(b) provides, in pertinent part, for the award of fees when a party
17 without just cause: (1) Presents to the court a motion or an opposition to a motion which is
18 obviously frivolous, unnecessary or unwarranted, (3) So multiplies the proceedings in a case as
19 to increase costs unreasonably and vexatiously, and (4) Fails or refuses to comply with these
20 rules;
21

22 95. An award of attorney's fees and costs in this case was appropriate, as Plaintiffs'
23 claims were baseless and Plaintiffs' counsel did not make a reasonable and competent inquiry
24 before proceeding with their first Motion for Preliminary Injunction after receipt of the
25 Opposition, and in filing their second Preliminary Injunction Motion, their Motion for Rehearing
26 or their Motion for Stay Pending Appeal, particularly in light of the hearing the day prior.
27
28

1 Plaintiffs' Motions were the epitome of a pleading that "fails to be well grounded in fact and
2 warranted by existing law and where the attorney fails to make a reasonable competent inquiry;"

3 96. There was absolutely no competent evidence to support the contentions in
4 Plaintiffs' Motions--neither the purported "facts" they asserted, nor the "irreparable harm" that
5 they alleged would occur if their Motions were denied. There was no Affidavit or Declaration
6 filed supporting those alleged facts, and Plaintiffs even changed the facts of this case to suit their
7 needs by transferring title to their property mid-litigation after the Opposition to Motion for
8 Preliminary Injunction had been filed by Defendants. Plaintiffs were blindly asserting "vested
9 rights" which they had no right to assert against Defendants;
10

11 97. Plaintiffs certainly did not, and cannot present any set of circumstances under
12 which they would have had a good faith basis in law or fact to assert their Motion for
13 Preliminary Injunction against the non-Applicant Defendants whose names do not appear on the
14 Applications. The non-Applicant Defendants had nothing to do with the Applications, and
15 Plaintiffs maintenance of the Motion against the non-Applicant Defendants, named personally,
16 served no purpose but to harass and annoy and cause them to incur unnecessary fees and costs;
17

18 98. On October 21, 2016, Defendants filed their Motion for Attorneys' Fees and
19 Costs, seeking an award of attorneys' fees and costs pursuant to EDCR 7.60 and NRS 18.070,
20 which was set to be heard in Chambers on November 21, 2016. Plaintiffs filed a response on
21 November 17, 2016, which was considered by the Court;
22

23 99. Defendants have been forced to incur significant attorneys' fees and costs to
24 respond to the repetitive filings of Plaintiffs. Plaintiffs' Motions are without merit and
25 unnecessarily duplicative, and made a repetitive advancement of arguments that were without
26 merit, even after the Court expressly warned Plaintiffs that they were "too close" to the dispute;
27
28

1 100. Plaintiff, Robert N. Peccole, Esq., by being so personally close to the case, is so
2 blinded by his personal feelings that he is ignoring the key issues central to the causes of action
3 and failing to recognize that continuing to pursue flawed claims for relief, and rehashing the
4 arguments again and again, following the date of the Defendants' September 2, 2016 Opposition,
5 is improper and unnecessarily harms Defendants;
6

7 101. In making an award of attorneys' fees and costs, the Court shall consider the
8 quality of the advocate, the character of the work to be done, the work actually performed, and
9 the result. *Brunzell v. Golden Gate National Bank*, 85 Nev. 345, 455 P.2d 31 (1969). Defendants
10 submitted, pursuant to the *Brunzell* case, affidavits regarding attorney's fees and costs they
11 requested. The Court, in its separate Order of January 20, 2017, has analyzed and found, and
12 now reaffirms, that counsel meets the *Brunzell* factors, that the costs incurred were reasonable
13 and actually incurred pursuant to *Cadle Co. v. Woods & Erickson LLP*, 131 Nev. Adv. Op. 15
14 (Mar. 26, 2015), and outlined the reasonableness and necessity of the attorneys' fees and costs
15 incurred, to which there has been no challenge by Plaintiffs;
16

17 102. Plaintiffs were on notice that their position was maintained without reasonable
18 ground after the September 2, 2016 filing of Defendants' Opposition to the first Motion for
19 Preliminary Injunction. The voluminous documentation attached thereto made clear that the
20 Master Declaration does not apply to Defendants' land which was not annexed into the
21 Queensridge CIC. Thus, relating to the preliminary injunction issues, the sums incurred after
22 September 2, 2016 were reasonable and necessary, as Plaintiffs continued to maintain their
23 frivolous position and filed multiple, repetitive documents which required response;
24

25 103. Defendants are the prevailing party when it comes to Defendants' Motions for
26 Preliminary Injunction, Motion for Stay Pending Appeal and Motion for Rehearing filed in
27
28

1 September and October, and Plaintiffs' position was maintained without reasonable ground or to
2 harass the prevailing party. *NRS 18.010*;

3 104. Plaintiffs presented to the court motions which were, or became, frivolous,
4 unnecessary or unwarranted, in bad faith, and which so multiplied the proceedings in a case as to
5 increase costs unreasonably and vexatiously, and failed to follow the rules of the Court. *EDCR*
6 *7.60*;

7
8 105. Given these facts, there is no basis to hold an Evidentiary Hearing with respect to
9 the Order granting Defendants' attorneys' fees and costs, and the Order should stand;

10 **Plaintiffs' Opposition to Countermotion for Fees and Costs**

11 106. This Opposition to "Countermotion," substantively, does not address the pending
12 Countermotions for attorneys' fees and costs, but rather the Motion for Attorneys' Fees and
13 Costs which was filed October 21, 2016 and granted November 21, 2016;

14
15 107. The Opposition to that Motion was required to be filed on or before November
16 10, 2016. It was not filed until January 7, 2017;

17 108. Separately, Plaintiffs filed a "response" to the Motion for Attorneys' Fees and
18 Costs, and Supplement thereto, on November 17, 2016. As indicated in the Court's November
19 21, 2016 Minute Order, as confirmed by and incorporated into the Fee Order filed January 20,
20 2017, that Response was reviewed and considered;

21
22 109. Plaintiffs did not attach any Affidavit as required by *EDCR 2.21* to attack the
23 reasonableness or the attorneys' fees and costs incurred, the necessity of the attorneys' fees and
24 costs, or the accuracy of the attorneys' fees and costs incurred;

25 110. There is sufficient basis to strike this untimely Opposition pursuant to *EDCR 2.21*
26 and *NRCP 56(e)* and the same can be construed as an admission that the Motion was meritorious
27 and should be granted;
28

1 111. On the merits, Plaintiffs' "assumptions" that "attorneys' fees and costs are being
2 requested based upon the Motion to Dismiss" and that "sanctions under Rule 11 for filing a
3 Motion for Preliminary Injunction against Fore Stars Defendants" is incorrect. As made clear by
4 the itemized billing statements submitted by Defendants, none of the attorneys' fees and costs
5 requested within that Motion related to the Motion to Dismiss. Further, this is also clear because
6 at the time the Motion for Attorneys' Fees and Costs was filed, the hearings on the City's Motion
7 to Dismiss, or the remaining Defendants' Motion to Dismiss, had not even occurred;

8
9 112. Plaintiffs erroneously claim that Defendants cited "no statutes or written contracts
10 that would allow for attorneys' fees and costs." Defendants clearly cited to NRS 18.010 and
11 EDCR 7.60;

12
13 113. The argument that if this Court declines to sanction Plaintiffs' counsel pursuant to
14 NRCP 11, they cannot grant attorneys' fees and costs pursuant to NRS 18.010 and EDCR 7.60 is
15 nonsensical. These are district statutes with distinct bases for awarding fees;

16 114. This Court was gracious to Plaintiffs' counsel in exercising its sound discretion in
17 denying the Rule 11 request, and had solid ground for awarding EDCR 7.60 sanctions and
18 attorneys' fees under NRS 18.010 under the facts;

19 115. Since Motion for Attorneys' Fees and Costs, and Supplement, was not relating to
20 the Motion to Dismiss, the arguments regarding the frivolousness of the Amended Complaint
21 need not be addressed within this section;

22
23 116. The argument that Plaintiffs are entitled to fees because they "are the prevailing
24 party under the Rule 11 Motion" fails. Defendants prevailed on every Motion. That the Court
25 declined to impose additional sanctions against Plaintiffs' counsel does not make Plaintiffs the
26 "prevailing party," as the Motion for Attorneys' Fees and Costs was granted. Moreover,
27 Plaintiffs have not properly sought Rule 11 sanctions against Defendants;
28

1 117. There is no statute or rule that allows for the filing of an Opposition after a
2 Motion has been granted. The Opposition was improper and should not have been belatedly
3 filed. It compelled Defendants to further respond, causing Defendants to incur further
4 unnecessary attorneys' fees and costs;

5
6 **Plaintiffs' Motion for Court to Reconsider Order of Dismissal**

7 118. Plaintiffs seek reconsideration pursuant to NRCP 60(b) based on the alleged
8 "misrepresentation" of the Defendants regarding the Amended Master Declaration at the
9 November 1, 2016 Hearing;

10 119. No such "misrepresentation" occurred. The record reflects that Mr. Jimmerson
11 was reading correctly from the first page of the Amended Master Declaration, which states it was
12 "effective October, 2000." The Court understood that to be the effective date and not necessarily
13 the date it was signed or recorded. Defendants also provided the Supplemental Exhibit R which
14 evidenced that the Amended Master Declaration was recorded on August 16, 2002, and
15 reiterated it was "effective October, 2000," as Defendants' counsel accurately stated. This
16 exhibit also negated Plaintiffs' earlier contention that the Amended Master Declaration had not
17 been recorded at all. Therefore, not only was there no misrepresentation, there was transparency
18 by the Defendants in open Court;
19

20
21 120. The Amended Master Declaration did not "take out" the 27-hole golf course from
22 the definition of "Property," as Plaintiffs erroneously now allege. More accurately, it excluded
23 the entire 27-hole golf course from the possible Annexable Property. This means that not only
24 was it never annexed, and therefore never made part of the Queensridge CIC, but it was no
25 longer even *eligible* to be annexed in the future, and thus could never become part of the
26 Queensridge CIC;
27
28

1 121. It is significant, however, that there are two (2) recorded documents, the Master
2 Declaration and the Amended Master Declaration, which both make clear in Recital A that the
3 GC Land, since it was not annexed, is not a part of the Queensridge CIC;

4 122. Whether the Amended Master Declaration, effective October, 2000, was recorded
5 in October, 2000, March, 2001 or August, 2002, does not matter, because, as Defendants pointed
6 out at the hearing, Mr. Peccole's July 2000 Deed indicated it was "subject to the CC&Rs that
7 were recorded at the time and as may be amended in the future" and that the "CC&Rs which he
8 knew were going to be amended and subject to being amended, were amended;"

9 123. The only effect of the Amended Master Declaration's language that the "entire
10 27-hole golf course is not a part of the Property or the Annexable Property" instead of just the
11 "18 holes," is that the 9 holes which were never annexed were no longer even annexable.
12 Effectively, William and Wanda Peccole and their entities took that lot off the table and made
13 clear that this lot would not and could not later become part of the Queensridge CIC;

14 124. None of that means that the 9-holes was a part of the "Property" before—as this
15 Court clearly found, it was not. The 1996 Master Declaration makes clear that the 9-holes was
16 only Annexable Property, and it could only become "Property" by recording a Declaration of
17 Annexation. This never occurred;

18 125. The real relevance of the fact that the Amended Master Declaration was recorded,
19 in the context of the Motion to Dismiss, is that, pursuant to *Brelint v. Preferred Equities*, 109
20 Nev. 842, the Court is permitted to take judicial notice of, and take into consideration, recorded
21 documents in granting or denying a motion to dismiss;

22 126. Plaintiffs ignore the fact that notwithstanding the fact that the Amended Master
23 Declaration, effective October, 2000, was not recorded until August, 2002, Plaintiffs transferred
24 Deed to their lot twice, once in 2013 into their Trust, and again in September, 2016, both times
25
26
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1 after the Amended Master Declaration (which they were, under their Deeds, subject to) was
2 recorded and both times with notice of the development rights and zoning rights associated with
3 the adjacent GC Land;

4 127. Plaintiffs' argument that the Amended Master Declaration is "invalid" because it
5 "did not contain the certification and signatures of the Association President and Secretary" is
6 irrelevant, since the frivolousness of Plaintiffs' position is based on the original Master
7 Declaration and not the amendment. But this Court notes that the Declarations of Annexation
8 which are recorded do not contain such signatures of the Association President and Secretary
9 either. Hypothetically, if that renders such Declarations of Annexation "invalid," then Parcel 19,
10 where Plaintiffs' home sits, was never properly "annexed" into the Queensridge CIC, and thus
11 Plaintiffs would have no standing to assert the terms of the Master Declaration against anyone,
12 even other members of the Queensridge CIC. This last minute argument is without basis in fact
13 or law;
14

15 128. A Motion for reconsideration under EDCR 2.24 is only appropriate when
16 "substantially different evidence is subsequently introduced or the decision is clearly erroneous."
17 *Masonry & Tile Contractors Ass'n of S. Nev. v. Jolley, Urga & Wirth, Ltd.*, 113 Nev. 737, 741,
18 941 P.2d 486, 489 (1997). And so motions for reconsideration that present no new evidence or
19 intervening case law are "superfluous," and it is an "abuse of discretion" for a trial court to
20 consider such motions. *Moore v. City of Las Vegas*, 92 Nev. 402, 405, 551 P.2d 244, 246 (76).
21

22 129. Plaintiffs' request that the Order be reconsidered because it does not consider
23 issues subsequent to the City Council Meeting of November 16, 2016 is also without merit. The
24 Motion to Dismiss was heard on November 1, 2016 and the Court allowed the parties until
25 November 15, 2016 to supplement their filings. Although late filed, Plaintiffs did file
26 "Additional Information to Brief," and their "Renewed Motion for Preliminary Injunction," on
27
28

1 November 18, 2016—before issuance of the *Findings of Fact, Conclusions of Law, Order and*
2 *Judgment* on November 30th --putting the Court on notice of what occurred at the City Council
3 Meeting. However, as found hereinabove, the withdrawal and abeyance of City Council
4 Applications does not matter in relation to the Motion to Dismiss. Plaintiffs did not possess
5 “vested rights” over Defendants’ GC Land before the meeting and they do not possess “vested
6 rights” over it now;
7

8 130. Plaintiffs’ objection to the Findings relating NRS 116, NRS 278, NRS 278A and
9 R-PD7 zoning is also without merit, because those Findings are supported by the Supplements
10 timely filed by Defendants, and those statutes and the zoning issue are all relevant to this case
11 with respect to Defendants’ right to develop their land. This was raised and discussed in the
12 Motion to Dismiss and Opposition to the first Motion for Preliminary Injunction, and properly
13 and timely supplemented. Defendants did specifically and timely submit multiple documents,
14 including the Declaration of City Clerk Luann Holmes to attest to the fact that NRS 278A does
15 not apply to this controversy, and thus it is clear that the GC Land is not part of or within a
16 planned unit development. Plaintiffs do not even possess standing to assert a claim under NRS
17 278A, as they are governed by NRS 116. Further, Defendants’ deeds contain no title exception or
18 reference to NRS 278A, as would be required were NRS 278A to apply, which it does not;
19
20

21 131. Recital B of the Master Declaration states that Queensridge is a “common interest
22 community pursuant to Chapter 116 of the Nevada Revised Statutes.” Plaintiffs raised issues
23 concerning NRS 278A. While Plaintiffs may not have specifically cited NRS 278A in their
24 Amended Complaint, in paragraph 67, they did claim that “The City of Las Vegas with respect to
25 the Queensridge Master Planned Development required ‘open space’ and ‘flood drainage’ upon
26 the acreage designated as golf course (The Badlands Golf Course).” NRS 278A, entitled
27 “Planned Unit Development,” contains a framework of law on Planned Unit Developments, as
28

1 defined therein, and their 'common open space.' NRS 116.1201(4) states that the provisions of
2 NRS 278A do not apply to NRS 116 common-interest communities like Queensridge. Thus,
3 while Plaintiffs may not have directly mentioned NRS 278A, they did make an allegation
4 invoking its applicability;

5
6 132. Zoning on the subject GC Land is appropriately referenced in the November 30,
7 2016 *Findings of Fact, Conclusions of Law, Order and Judgment*, because Plaintiffs contended
8 that the Badlands Golf Course was open space and drainage, but the Court rejected that
9 argument, finding that the subject GC Land was zoned R-PD7;

10 133. Plaintiffs now allege that alter-ego claims against the individual Defendants
11 (Lowie, DeHart and Pankratz) should not have been dismissed without giving them a chance to
12 investigate and flush out their allegations through discovery. But no alter ego claims were made,
13 and alter ego is a remedy, not a cause of action. The only Cause of Action in the Amended
14 Complaint that could possibly support individual liability by piercing the corporate veil is the
15 Fraud Cause of Action. The Court has rejected Plaintiffs' Fraud Cause of Action, not solely on
16 the basis that it was not plead with particularity, but, more importantly, on the basis that
17 Plaintiffs failed to state a claim for Fraud because Plaintiffs have never alleged that Lowie,
18 DeHart or Pankratz made any false representations to them prior to their purchase of their lot.
19 The Court further notes that in Plaintiffs' lengthy oral argument before the Court, the Plaintiffs
20 did not even mention its claim for, or a basis for, its fraud claim. The Plaintiffs have offered
21 insufficient basis for the allegations of fraud in the first place, and any attempt to re-plead the
22 same, on this record, is futile;

23
24
25 134. Fraud requires a false representation, or, alternatively an intentional omission
26 when an affirmative duty to represent exists. See *Lubbe v. Barba*, 91 Nev. 596, 541 P.2d 115
27 (1975). Plaintiffs alleged Fraud against Lowie, DeHart and Pankratz, while admitting they never
28

1 spoke with any of the prior to the purchase of their lot and have never spoken to them prior to
2 this litigation. Plaintiffs' Fraud Cause of Action was dismissed because they cannot state facts
3 that would support the elements of Fraud. No amount of additional time will cure this
4 fundamental defect of their Fraud claim;

5
6 135. Plaintiffs claim that the GC Land that later became the additional nine holes was
7 "Property" subject to the CC&Rs of the Master Declaration at the time they purchased their lot,
8 because Plaintiffs purchased their lot between execution of the Master Declaration (which
9 contains an exclusion that "The existing 18-hole golf course commonly known as the 'Badlands
10 Golf Course' is not a part of the Property or the Annexable Property") and the Amended and
11 Restated Master Declaration (which provides that "The existing 27-hole golf course commonly
12 known as the 'Badlands Golf Course' is not a part of the Property or the Annexable Property").
13 is meritless, since it ignores the clear and unequivocal language of Recital A (of both documents)
14 that "In no event shall the term "Property" include any portion of the Annexable Property for
15 which a Declaration of Annexation has not been Recorded..."

16
17 136. All three of Plaintiffs' claims for relief in the Amended Complaint are based on
18 the concept of Plaintiffs' alleged vested rights, which do not exist against Defendants;

19
20 137. There was no "misrepresentation," and there is no basis to set aside the Order of
21 Dismissal;

22
23 138. In order for a complaint to be dismissed for failure to state a claim, it must appear
24 beyond a doubt that the plaintiff could prove no set of facts which, if accepted by the trier of fact,
25 would entitle him or her to relief. *Blackjack Bonding v. City of Las Vegas Mun. Court*, 116 Nev.
26 1213, 1217, 14 P.3d 1275, 1278 (2000) (emphasis added);

27
28 139. It must draw every fair inference in favor of the non-moving party. *Id.* (emphasis
added);

1 140. Generally, the Court is to accept the factual allegations of a Complaint as true on
2 a Motion to Dismiss, but the allegations must be legally sufficient to constitute the elements of
3 the claim asserted. *Carpenter v. Shalev*, 126 Nev. 698, 367 P.3d 755 (2010);

4 141. Plaintiffs have failed to state a claim upon which relief can be granted, even with
5 every fair inference in favor of Plaintiffs. It appears beyond a doubt that Plaintiffs can prove no
6 set of facts which would entitle them to relief. The Court has grave concerns about Plaintiffs'
7 motives in suing these Defendants for fraud in the first instance;

8
9 **Defendants' Memorandum of Costs and Disbursements**

10 142. Defendants' Memorandum of Costs and Disbursements was timely filed and
11 served on December 7, 2016;

12 143. Pursuant to NRS 18.110, Plaintiffs were entitled to file, within three (3) days of
13 service of the Memorandum of Costs, a Motion to Retax Costs. Such a Motion should have been
14 filed on or before December 15, 2016

15
16 144. Plaintiffs failed to file any Motion to Retax Costs, or any objection to the costs
17 whatsoever. Plaintiffs have therefore waived any objection to the Memorandum of Costs, and
18 the same is now final;

19 145. Defendants have provided evidence to the Court along with their Verified
20 Memorandum of Costs and Disbursements, demonstrating that the costs incurred were
21 reasonable, necessary and actually incurred. *Cadle Co. v. Woods & Erickson LLP*, 131 Nev.
22 Adv. Op. 15 (Mar. 26, 2015);

23
24 **Defendants' Countermotions for Attorneys' Fees and Costs**

25 146. The Court has allowed Plaintiffs to enter thirteen (13) exhibits, only three (3) of
26 which had been previously produced to opposing counsel, by attaching them to Plaintiffs'
27 "*Additional Information to Renewed Motion for Preliminary Injunction*," filed November 28,
28

1 2016. The Exhibits should have been submitted and filed on or before November 15, 2016, in
2 advance of the hearing, and shown to counsel before being marked. The Court has allowed
3 Plaintiffs to make a record and to enter never before disclosed Exhibits at this post-judgment
4 hearing, including one document dated January 6, 2017, over Defendants' objection that there
5 has been no Affidavit or competent evidence to support the genuineness and authenticity of these
6 documents, as well as because of their untimely disclosure. The Court notes that Plaintiffs
7 should have been prepared for their presentation and these Exhibits should have been prepared,
8 marked and disclosed in advance, but Plaintiffs failed to do so. *EDCR 7.60(b)(2)*;

10 147. The efforts of Plaintiffs throughout these proceedings to repeatedly, vexatiously
11 attempt to obtain a Preliminary Injunction against Defendants has indeed resulted in prejudice
12 and substantial harm to Defendants. That harm is not only due to being forced to incur
13 attorneys' fees, but harm to their reputation and to their ability to obtain financing or refinancing,
14 just by the pendency of this litigation;

16 148. Plaintiffs are so close to this matter that even with counsel's experience, he fails
17 to follow the rules in this litigation. Plaintiffs' accusation that the Court was "sleeping" during
18 his oral argument, when the Court was listening intently to all of Plaintiffs' arguments, is
19 objectionable and insulting to the Court. It was extremely unprofessional conduct by Plaintiff;

21 149. Plaintiffs' claim of an alleged representation that the golf course would never be
22 changed, if true, was alleged to have occurred sixteen (16) years prior to Defendants acquiring
23 the membership interests in Fore Stars, Ltd. Of the nineteen (19) Defendants, twelve (12) were
24 relatives of Plaintiffs or entities of relatives, all of whom were voluntarily dismissed by
25 Plaintiffs. The original Complaint faulted the Peccole Defendants for not "insisting on a
26 restrictive covenant" on the golf course limiting its use, which would not have been necessary if
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1 the Master Declaration applied. This was a confession of the frivolousness of Plaintiffs' position.
2 *NRS 18.010(2)(b); EDCR 7.60(b)(1);*

3 150. Between September 1, 2016 and the date of this hearing, there were
4 approximately ninety (90) filings. This multiplication of the proceedings vexatiously is in
5 violation of EDCR 7.60. *EDCR 7.60(b)(3);*

6 151. Three (3) Defendants, Lowie, DeHart and Pankratz, were sued individually for
7 fraud, without one sentence alleging any fraud with particularity against these individuals. The
8 maintenance of this action against these individuals is a violation itself of NRS 18.010, as bad
9 faith and without reasonable ground, based on personal animus;
10

11 152. Additionally, EDCR 2.30 requires that any Motion to amend a complaint be
12 accompanied by a proposed amended Complaint. Plaintiffs' failure to do so is a violation of
13 EDCR 2.30. *EDCR 7.60(b)(4);*

14 153. Plaintiffs violated EDCR 2.20 and EDCR 2.21 by failing to submit their Motions
15 upon sworn Affidavits or Declarations under penalty of perjury, which cannot be cured at the
16 hearing absent a stipulation. *Id.*;

17 154. Plaintiffs did not file any post-judgment Motions under NRCP 52 or 59, and two
18 of their Motions, namely the *Motion to Reconsider Order of Dismissal* and the *Motion for*
19 *Evidentiary Hearing and Stay of Order for Rule 11 Fees and Costs*, were untimely filed after the
20 10 day time limit contained within those rules, or within EDCR 2.24.
21

22 155. Plaintiffs also failed to seek leave of the Court prior to filing its Renewed Motion
23 for Preliminary Injunction or its Motion to Reconsider Order of Dismissal. *Id.*;

24 156. Plaintiffs' Opposition to Countermotion for Attorneys' Fees and Costs, filed
25 January 5, 2017, was an extremely untimely Opposition to the October 21, 2016 Motion for
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1 Attorneys' Fees and Costs, which was due on or before November 10, 2016. All of these are
2 failures or refusals to comply with the Rules. *EDCR 7.60(b)(4)*;

3 157. While it does not believe Plaintiffs are intentionally doing anything nefarious,
4 they are too close to this matter and they have refused to heed the Court's Orders, Findings and
5 rules and their actions have severely harmed the Defendants;
6

7 158. While Plaintiffs claim to have researched the *Eagle Thrifty* case prior to filing the
8 initial Complaint, admitting they were familiar with the requirement to exhaust the
9 administrative remedies, they filed the first Motion for Preliminary Injunction anyway, in which
10 they failed to even cite to the *Eagle Thrifty* case, let alone attempt to exhaust their administrative
11 remedies;
12

13 159. Plaintiffs' motivation in filing these baseless "preliminary injunction" motions
14 was to interfere with, and delay, Defendants' development of their land, particularly the land
15 adjoining Plaintiffs' lot. But while the facts, law and evidence are overwhelming that Plaintiffs
16 ultimately could not deny Defendants' development of their land, Plaintiffs have continued to
17 maintain this action and forced Defendants to incur substantial attorneys' fees to respond to the
18 unsupported positions taken by Plaintiffs, and their frivolous attempt to bypass City Ordinances
19 and circumvent the legislative process. These actions continue with the current four (4) Motions
20 and the Opposition;
21

22 160. Plaintiffs' Renewed Motion for Preliminary Injunction (a sixth attempt),
23 Plaintiffs' untimely Motion to Amend Amended Complaint (with no proposed amendment
24 attached), Plaintiffs' untimely Motion to Reconsider Order of Dismissal, Plaintiffs' Motion for
25 Evidentiary Hearing and Stay of Rule 11 Fees and Costs (which had been denied) and Plaintiffs'
26 untimely Opposition were patently frivolous, unnecessary, and unsupported, and so multiplied
27 the proceedings in this case so as to increase costs unreasonably and vexatiously;
28

1 161. Plaintiffs proceed in making “scurrilous allegations” which have no merit, and to
2 asset “vested rights” which they do not possess against Defendants;

3 162. Considering the length of time that the Plaintiffs have maintained their action, and
4 the fact that they filed four (4) new Motions after dismissal of this action, and ignored the prior
5 rulings of the Court in doing so, and ignored the rules, and continued to name individual
6 Defendants personally with no basis whatsoever, the Court finds that Plaintiffs are seeking to
7 harm the Defendants, their project and their land, improperly and without justification.
8 Plaintiffs’ emotional approach and lack of clear analysis or care in the drafting and submission of
9 their pleadings and Motions warrant the award of reasonable attorney’s fees and costs in favor of
10 the Defendants and against the Plaintiffs. *See EDCR 7.60 and NRS 18.010(b)(2)*;

11 163. Pursuant to *Brunzell v. Golden Gate National Bank*, 85 Nev. 345, 455 P.2d 31
12 (1969), Defendants have submitted affidavits regarding attorney’s fees and costs they requested,
13 in the sum of \$7,500 per Motion. Considering the number of Motions filed by Plaintiffs on an
14 Order Shortening Time, including two not filed or served until December 22, 2016, and an
15 Opposition and Replies to two Motions filed by Plaintiffs on January 5, 2017, which required
16 response in two (2) business days, the requested sum of \$7,500 in attorneys’ fees per each of the
17 four (4) motions is most reasonable and necessarily incurred. Given the detail within the filings
18 and the timeframe in which they were prepared, the Court finds these sums , totaling \$30,000
19 (\$7,500 x 4) to have been reasonably and necessarily incurred;

20
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23 **Plaintiffs’ Oral Motion for Stay Pending Appeal.**

24 164. Plaintiffs failed to satisfy the requirements of NRAP 8 and NRCP 62(c). Plaintiffs
25 failed to show that the object of their potential appeal will be defeated if their stay is denied, they
26 failed to show that they would suffer irreparable harm or serious injury if the stay is not issued,
27 and they failed to show a likelihood of success on the merits.
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ORDER AND JUDGMENT

NOW, THEREFORE:

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that *Plaintiffs' Renewed Motion for Preliminary Injunction* is hereby denied, with prejudice;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that *Plaintiffs' Motion For Leave To Amend Amended Complaint*, is hereby denied, with prejudice;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that *Plaintiffs' Motion For Evidentiary Hearing And Stay Of Order For Rule 11 Fees And Costs*, is hereby denied, with prejudice;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that *Plaintiffs' Motion For Court To Reconsider Order Of Dismissal*, is hereby denied, with prejudice;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Defendants' Countermotion to Strike *Plaintiffs' Rogue and Untimely Opposition Filed 1/5/17 (titled Opposition to "Countermotion" but substantively an Opposition to the 10/21/16 Motion for Attorney's Fees And Costs, granted November 21, 2016)*, is hereby granted, and such Opposition is hereby stricken;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Defendants' request for \$20,818.72 in costs, including the \$5,406 already awarded on November 21, 2016, and the balance of \$15,412.72 in costs through October 20, 2016, pursuant to their timely *Memorandum of Costs and Disbursements*, is hereby granted and confirmed to Defendants, no Motion to Retax having been filed by Plaintiffs. Said costs are hereby reduced to Judgment, collectible by any lawful means;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Judgment entered in favor of Defendants and against Plaintiffs in the sum of \$82,718.50, comprised of \$77,312.50

1 in attorneys' fees and \$5,406 in costs relating only to the preliminary injunction issues after the
2 September 2, 2016 filing of Defendants' first Opposition through the end of the October, 2016
3 billing cycle, is hereby confirmed and collectible by any lawful means;

4 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Defendants
5 Countermotion for Attorneys' Fees relating to their responses to Plaintiffs four (4) motions and
6 one (1) opposition, and the time for appearance at this hearing, is hereby GRANTED.
7 Defendants are hereby awarded additional attorneys' fees in the sum of \$30,000 relating to those
8 matters pending for this hearing;

10 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that, therefore,
11 Defendants are awarded a total sum of \$128,131.22 (\$20,818.72 in attorneys' fees and costs,
12 including the \$5,406 in the November 21, 2016 Minute Order and confirmed by the Fee Order
13 filed January 20, 2017, \$77,312.50 in attorneys' fees pursuant to the November 21, 2016 Minute
14 Order, as incorporated within and confirmed by Fee Order filed January 20, 2017, and \$30,000
15 in additional attorneys' fees relating to the instant Motions, Oppositions and Countermotions
16 addressed in this Order), which is reduced to judgment in favor of Defendants and against
17 Plaintiffs, collectible by any lawful means, plus legal interest;

19 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Plaintiffs' oral Motion
20 for Stay pending appeal is hereby denied;

21 DATED this 31 day of January, 2017.

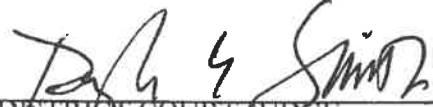

23
24 
DISTRICT COURT JUDGE
A-16-719654-C
25 BA

Exhibit “4”



1 **ORDR**

2 **DISTRICT COURT**
3 **CLARK COUNTY, NEVADA**

4 JACK B. BINION, an individual; DUNCAN
5 R. and IRENE LEE, individuals and Trustees
6 of the LEE FAMILY TRUST; FRANK A.
7 SCHRECK, an individual; TURNER
8 INVESTMENTS, LTD., a Nevada Limited
9 Liability Company; ROGER P. and CAROL
10 YN G. WAGNER, individuals and Trustees
11 of the WAGNER FAMILY TRUST; BETTY
12 ENGLESTAD AS TRUSTEE OF THE
13 BETTY ENGLESTAD TRUST; PYRAMID
14 LAKE HOLDINGS, LLC.; JASON AND
15 SHEREEN AWAD AS TRUSTEES OF
16 THE AWAD ASSET PROTECTION
17 TRUST; THOMAS LOVE AS TRUSTEE
18 OF THE ZENA TRUST; STEVE AND
19 KAREN THOMAS AS TRUSTEES OF
20 THE STEVE AND KAREN THOMAS
21 TRUST; SUSAN SULLIVAN AS
22 TRUSTEE OF THE KENNETH
23 J.SULLIVAN FAMILY TRUST, AND DR.
24 GREGORY BIGLER AND SALLY
25 BIGLER

26 **Plaintiffs,**

27 **vs.**

28 FORE STARS, LTD., a Nevada Limited
Liability Company; 180 LAND CO., LLC, a
Nevada Limited Liability Company;
SEVENTY ACRES, LLC, a Nevada Limited
Liability Company; and THE CITY OF LAS
VEGAS,

Defendants.

CASE NO. A-15-729053-B

DEPT. NO. XXVII

Courtroom #3A

**FINDINGS OF FACT, CONCLUSIONS
OF LAW AND ORDER GRANTING IN
PART AND DENYING IN PART,
DEFENDANT CITY OF LAS VEGAS'
MOTION TO DISMISS PLAINTIFF'S
FIRST AMENDED COMPLAINT, AND
DEFENDANTS' FORE STARS, LTD;
180 LAND CO., LLC, SEVENTY
ACRES, LLC'S MOTION TO DISMISS
PLAINTIFF'S FIRST AMENDED
COMPLAINT, AND DENYING
PLAINTIFF'S COUNTERMOTION
UNDER NRCP 56(f)**

Date of Hearing: February 2, 2017

Time of Hearing: 1:30 pm

22 **THIS MATTER** coming on for hearing on the 2nd day of February, 2017 on Defendants CITY
23 *OF LAS VEGAS' Motion to Dismiss Plaintiffs' First Amended Complaint*, and Defendants FORE
24 *STARS, LTD; 180 LAND CO., LLC, SEVENTY ACRES, LLC'S Motion to Dismiss Plaintiffs' First*
25 *Amended Complaint*, and Plaintiffs' Oppositions thereto, and Countermotions under NRCP 56(f), and
26 the Court having reviewed the papers and pleadings on file and heard the arguments of counsel at the
27 hearing, and good cause appearing hereby
28 **FINDS and ORDERS** as follows:

1 1. Plaintiffs First Amended Complaint alleges two causes of action. Plaintiffs' first cause
2 of action alleges Defendants violated NRS 278.4925 and LVMC § 19.16.070 in the recordation of a
3 parcel map. Plaintiffs' second cause of action alleges a claim for declaratory relief based upon, as
4 Plaintiffs allege, "Plaintiffs' rights to notice and an opportunity to be heard prior to the recordation of
5 any parcel map," and "Plaintiffs' rights under NRS Chapter 278A and the City's attempt to cooperate
6 with the other Defendants in circumventing those rights." (First Amended Complaint, p. 16).

7 2. Defendants' Motions to Dismiss Plaintiffs' First Amended Complaint are made
8 pursuant to NRCP 12(b)(5). Accordingly, the Court must "regard all factual allegations in the
9 complaint as true and draw all inferences in favor of the nonmoving party." *Stockmeier v. Nevada*
10 *Dep't of Corr. Psychological Review Panel*, 124 Nev. 313, 316, 183 P.3d 133, 135 (2008). The court
11 may not consider matters outside the allegations of Plaintiffs' complaint. *Breliant v. Preferred Equities*
12 *Corp.*, 109 Nev. 842, 847, 858 P.2d 1258, 1261 (1993).

13 3. The Court finds that Plaintiffs have stated claims upon which relief may be granted as
14 it relates to the parcel map recording alleged in Plaintiffs' First Amended Complaint.

15 4. Moreover, the Court finds that Plaintiffs have standing and rejects Defendants'
16 argument that Plaintiffs have failed to exhaust their administrative remedies as no notice was provided
17 to Plaintiffs.

18 5. The Court took under submission Defendant's Motion to Dismiss the Second Cause of
19 Action in Plaintiffs' First Amended Complaint (Declaratory Relief) as to whether Plaintiffs have any
20 rights under NRS 278A over Defendants' property. Plaintiffs seek an order "declaring that NRS
21 Chapter 278A applies to the Queenridge/Badlands development and that no modifications may be
22 made to the Peccole Ranch Master Plan without the consent of property owners" and "enjoining
23 Defendants from taking any action (iii) without complying with the provisions of NRS Chapter 278A."
24 (First Amended Complaint, p. 16).

25 6. The Court finds that Plaintiffs' second claim for relief for declaratory judgment based
26 upon NRS Chapter 278A fails to state a claim upon which relief may be granted.

27 ...
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1 7. The Court finds that pursuant to NRS 116.1201(4) as a matter of law NRS Chapter
2 278A does not apply to common interest communities. NRS 116.1201(4) provides, "The provisions
3 of chapters 117 and 278A of NRS do not apply to common interest communities." Plaintiffs have
4 alleged ownership interest in the common interest communities as defined in NRS Chapter 116 known
5 as Queensridge or One Queensridge Place. For this reason, NRS Chapter 278A is not applicable to
6 Plaintiffs' claim.

7 8. The Court further finds that a "planned unit development" as used and defined in NRS
8 278A only applies to the City of Las Vegas upon enactment of an ordinance in conformance with NRS
9 278A. Plaintiffs allege that Queensridge or One Queensridge Place is part of the Peccole Ranch Master
10 Plan Phase II that is located within the City of Las Vegas. The City of Las Vegas has not adopted an
11 ordinance in conformance with NRS 278A and for this additional reason NRS Chapter 278A is not
12 applicable and Plaintiffs' request for declaratory judgment based upon NRS Chapter 278A fails to state
13 a claim upon which relief can be granted.

14 9. Because the Court finds that Plaintiffs' claim for declaratory judgment based upon NRS
15 278A fails under Rule 12(b)(5) of the Nevada Rules of Civil Procedure, Plaintiffs' countermotion
16 under NRCP 56(f) is denied.

17 **ORDER**

18 NOW, THEREFORE:

19 IT IS HEREBY ORDERED that Defendants' Motion to Dismiss the First Cause of Action
20 (Breach of NRS 278 and LVMC 19.16.070) and Second Cause of Action based upon the recordation
21 of the parcel map in Plaintiffs' First Amended Complaint is hereby DENIED;

22 IT IS FURTHER ORDERED that Defendants' Motion to Dismiss the Second Cause of Action
23 (Declaratory Relief) based upon NRS 278A in Plaintiffs' First Amended Complaint is hereby
24 GRANTED, and is hereby dismissed, with prejudice.

25 ...

26 ...

1 IT IS FURTHER ORDERED that Plaintiffs' Countermotion under NRCP 56(f) is hereby
2 DENIED.

3 Dated this 1 day of May, 2017.

4
5
6 Nancy Allf
HONORABLE NANCY ALLF

7 Respectfully Submitted:

Approved as to Form:

8 JIMMERSON LAW FIRM

PISANELLI BICE PLLC

9
10
11 James J. Jimmerson, Esq.
12 Nevada Bar No. 00264
13 415 S. Sixth Street, #100
14 Las Vegas, Nevada 89101
Attorneys for Fore Stars Ltd., 180 Land Co.,
LLC, and Seventy Acres, LLC

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Nevada Bar No. 4534
Dustin H. Holmes, Esq.
Nevada Bar No. 12776
400 South 7th Street, Suite 300
Las Vegas, Nevada 89101
Attorneys for Plaintiffs

15 Approved as to Form:

16 CITY OF LAS VEGAS

17
18 Bradford R. Jerbic, Esq.
19 Nevada Bar No. 1056
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21 Nevada Bar No. 0166
22 495 S. Main Street, 6th Floor
23 Las Vegas, Nevada 89101
24 Attorneys for the City of Las Vegas
25
26
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