

Case No. 84221

IN THE SUPREME COURT OF THE STATE OF NEVADA

CITY OF LAS VEGAS, a political subdivision of the State of Nevada,

Petitioner,

v.

EIGHTH JUDICIAL DISTRICT COURT of the State of Nevada, in and for the
County of Clark, and the Honorable Timothy C. Williams, District Judge,

Respondents,

and

180 LAND CO, LLC, a Nevada limited-liability company, FORE STARS LTD., a
Nevada limited-liability company,

Real Parties in Interest.

Eighth Judicial District Court, Clark County, Nevada

Case No. A-17-758528-J

Honorable Timothy C. Williams, Department 16

**APPENDIX TO ANSWER TO PETITIONER'S EMERGENCY PETITION
FOR WRIT OF MANDAMUS, OR IN THE ALTERNATIVE, WRIT OF
CERTIORARI**

VOLUME 26

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Electronically Filed
Mar 08 2022 03:09 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

INDEX

Index No.	File Date	Document	Volume	RA Bates
1	2019-01-17	Reporter's Transcript of Plaintiff's Request for Rehearing, re issuance of Nunc Pro Tunc Order	1	00001 - 00014
2	2020 02 19	Order of Remand	1	00015 - 00031
3	2020-08-04	Plaintiff Landowners' Motion to Determine "Property Interest"	1	00032 – 00188
4	2020-09-09	Exhibit 18 to Reply in Support of Plaintiff Landowners' Motion to Determine "Property Interest - May 15, 2019, Order	1	00189 – 00217
5	2020-09-17	Reporter's Transcript of Hearing re Plaintiff Landowners' Motion to Determine "Property Interest"	1, 2	00218 - 00314
6	2020-11-17	Reporter's Transcript of Hearing re The City Of Las Vegas Motion to Compel Discovery Responses, Documents and Damages Calculation and Related Documents on Order Shortening Time, provided in full as the City provided partial	2	00315 – 00391
7	2021-03-26	Plaintiff Landowners' Motion to Determine Take and for Summary Judgment on the First, Third and Fourth Claims for Relief	2	00392 - 00444
8	2021-03-26	Exhibits to Plaintiff Landowners' Motion and Reply to Determine Take and for Summary Judgment on the First, Third and Fourth Claims for Relief and Opposition to the City's Counter-Motion for Summary Judgment	2	00445 - 00455
9		Exhibit 1 - Findings of Fact and Conclusions of Law Regarding Plaintiff Landowners' Motion to Determine "Property Interest"	2, 3	00456 – 00461
10		Exhibit 7 - Findings of Fact and Conclusions of Law Regarding Plaintiffs' Motion for New Trial, Motion to Alter or Amend and/or Reconsider the Findings of Fact and Conclusions of Law, Motion to Stay Pending Nevada Supreme Court Directives	3	00462 – 00475
11		Exhibit 8 - Order Granting the Landowners' Countermotion to Amend/Supplement the Pleadings; Denying the Landowners' Countermotion for Judicial Determination of Liability on the Landowners' Inverse Condemnation Claims	3	00476 – 00500
12		Exhibit 26 - 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	3	00501 – 00526

Index No.	File Date	Document	Volume	RA Bates
		NRCP 12(b)(5) Motion to Dismiss Plaintiffs' Amended Complaint		
13		Exhibit 27 - Notice of Entry of Findings of Fact, Conclusions of Law, Final Order of Judgment, Robert Peccole, et al v. Peccole Nevada Corporation, et al., Case No. A-16-739654-C	3	00527 – 00572
14		Exhibit 28 - Supreme Court Order of Affirmance	3	00573 – 00578
15		Exhibit 31 – June 13, 2017 Planning Commission Meeting Transcript – Agenda Item 82, provided in full as the City provided partial	3	00579 - 00583
16		Exhibit 33 – June 21, 2017 City Council Meeting Transcript – Agenda Items 82, 130-134, provided in full as the City provided partial	3, 4	00584 - 00712
17		Exhibit 34 - Declaration of Yohan Lowie	4	00713 – 00720
18		Exhibit 35 - Declaration of Yohan Lowie in Support of Plaintiff Landowners' Motion for New Trial and Amend Related to: Judge Herndon's Findings of Fact and Conclusion of Law Granting City of Las Vegas' Motion for Summary Judgment, Entered on December 30, 2020	4	00721 - 00723
19		Exhibit 36 - Master Declaration of Covenants, Conditions Restrictions and Easements for Queensridge	4	00724 – 00877
20		Exhibit 37 - Queensridge Master Planned Community Standards - Section C (Custom Lot Design Guidelines	4	00878 – 00880
21		Exhibit 40- 08.04.17 Deposition of Yohan Lowie, Eighth Judicial District Court Case No. A-15-729053-B (Binion v. Fore Stars)	4, 5	00881 – 00936
22		Exhibit 42 - Respondent City of Las Vegas' Answering Brief, Jack B. Binion, et al v. The City of Las Vegas, et al., Eighth Judicial District Court Case No. A-17-752344-J	5	00937 – 00968
23		Exhibit 44 - Original Grant, Bargain and Sale Deed	5	00969 – 00974
24		Exhibit 46 - December 1, 2016 Elite Golf Management letter to Mr. Yohan Lowie re: Badlands Golf Club	5	00975 - 00976
25		Exhibit 48 - Declaration of Christopher L. Kaempfer	5	00977 – 00981
26		Exhibit 50 - Clark County Tax Assessor's Property Account Inquiry - Summary Screen	5	00982 – 00984
27		Exhibit 51 - Assessor's Summary of Taxable Values	5	00985 – 00987

Index No.	File Date	Document	Volume	RA Bates
28		Exhibit 52 - State Board of Equalization Assessor Valuation	5	00988 - 00994
29		Exhibit 53 - June 21, 2017 City Council Meeting Combined Verbatim Transcript	5	00995 – 01123
30		Exhibit 54 - August 2, 2017 City Council Meeting Combined Verbatim Transcript	5, 6	01124 – 01279
31		Exhibit 55 - City Required Concessions signed by Yohan Lowie	6	01280 – 01281
32		Exhibit 56 - Badlands Development Agreement CLV Comments	6	01282 – 01330
33		Exhibit 58 - Development Agreement for the Two Fifty	6, 7	01331 – 01386
34		Exhibit 59 - The Two Fifty Design Guidelines, Development Standards and Uses	7	01387 - 01400
35		Exhibit 60 - The Two Fifty Development Agreement's Executive Summary	7	01401 – 01402
36		Exhibit 61 - Development Agreement for the Forest at Queensridge and Orchestra Village at Queensridge	7, 8, 9	01403 – 02051
37		Exhibit 62 - Department of Planning Statement of Financial Interest	9, 10	02052 – 02073
38		Exhibit 63 - December 27, 2016 Justification Letter for General Plan Amendment of Parcel No. 138-31-702-002 from Yohan Lowie to Tom Perrigo	10	02074 – 02077
39		Exhibit 64 - Department of Planning Statement of Financial Interest	10	02078 – 02081
40		Exhibit 65 - January 1, 2017 Revised Justification letter for Waiver on 34.07 Acre Portion of Parcel No. 138-31-702-002 to Tom Perrigo from Yohan Lowie	10	02082 – 02084
41		Exhibit 66 - Department of Planning Statement of Financial Interest	10	02085 – 02089
42		Exhibit 67 - Department of Planning Statement of Financial Interest	10	02090 – 02101
43		Exhibit 68 - Site Plan for Site Development Review, Parcel 1 @ the 180, a portion of APN 138-31-702-002	10	02102 – 02118
44		Exhibit 69 - December 12, 2016 Revised Justification Letter for Tentative Map and Site Development Plan Review on 61 Lot Subdivision to Tom Perrigo from Yohan Lowie	10	02119 – 02121
45		Exhibit 70 - Custom Lots at Queensridge North Purchase Agreement, Earnest Money Receipt and Escrow Instructions	10, 11	02122 – 02315
46		Exhibit 71 - Location and Aerial Maps	11	02316 – 02318

Index No.	File Date	Document	Volume	RA Bates
47		Exhibit 72 - City Photos of Southeast Corner of Alta Drive and Hualapai Way	11	02319 – 02328
48		Exhibit 74 - June 21, 2017 Planning Commission Staff Recommendations	11	02329 – 02356
49		Exhibit 75 - February 14, 2017 Planning Commission Meeting Verbatim Transcript	11	02357 – 02437
50		Exhibit 77 - June 21, 2017 City Council Staff Recommendations	11	02438 – 02464
51		Exhibit 78 - August 2, 2017 City Council Agenda Summary Page	12	02465 – 02468
52		Exhibit 79 - Department of Planning Statement of Financial Interest	12	02469 – 02492
53		Exhibit 80 - Bill No. 2017-22	12	02493 – 02496
54		Exhibit 81 - Development Agreement for the Two Fifty	12	02497 – 02546
55		Exhibit 82 - Addendum to the Development Agreement for the Two Fifty	12	02547 – 02548
56		Exhibit 83 - The Two Fifty Design Guidelines, Development Standards and Permitted Uses	12	02549 – 02565
57		Exhibit 84 - May 22, 2017 Justification letter for Development Agreement of The Two Fifty, from Yohan Lowie to Tom Perrigo	12	02566 – 02568
58		Exhibit 85 - Aerial Map of Subject Property	12	02569 – 02571
59		Exhibit 86 - June 21, 2017 emails between LuAnn D. Holmes and City Clerk Deputies	12	02572 – 02578
60		Exhibit 87 - Flood Damage Control	12	02579 – 02606
61		Exhibit 88 - June 28, 2016 Reasons for Access Points off Hualapai Way and Rampart Blvd. letter from Mark Colloton, Architect, to Victor Balanos	12	02607 – 02613
62		Exhibit 89 - August 24, 2017 Access Denial letter from City of Las Vegas to Vickie Dehart	12	02614 – 02615
63		Exhibit 91 - 8.10.17 Application for Walls, Fences, or Retaining Walls	12	02616 – 02624
64		Exhibit 92 - August 24, 2017 City of Las Vegas Building Permit Fence Denial letter	12	02625 – 02626
65		Exhibit 93 - June 28, 2017 City of Las Vegas letter to Yohan Lowie Re Abeyance Item - TMP-68482 - Tentative Map - Public Hearing City Council Meeting of June 21, 2017	12	02627 - 02631
66		Exhibit 94 - Declaration of Vickie Dehart, Jack B. Binion, et al. v. Fore Stars, Ltd., Case No. A-15-729053-B	12	02632 – 02635

Index No.	File Date	Document	Volume	RA Bates
67		Exhibit 106 – City Council Meeting Transcript May 16, 2018, Agenda Items 71 and 74-83, provided in full as the City provided partial	12, 13	02636 – 02710
68		Exhibit 107 - Bill No. 2018-5, Ordinance 6617	13	02711 – 02720
69		Exhibit 108 - Bill No. 2018-24, Ordinance 6650	13	02721 – 02737
70		Exhibit 110 - October 15, 2018 Recommending Committee Meeting Verbatim Transcript	13	02738 – 02767
71		Exhibit 111 - October 15, 2018 Kaempfer Crowell Letter re: Proposed Bill No. 2018-24 (part 1 of 2)	13, 14	02768 – 02966
72		Exhibit 112 - October 15, 2018 Kaempfer Crowell Letter re: Proposed Bill No. 2018-24 (part 2 of 2)	14, 15	02967 – 03220
73		Exhibit 114 - 5.16.18 City Council Meeting Verbatim Transcript	15	03221 – 03242
74		Exhibit 115 - 5.14.18 Bill No. 2018-5, Councilwoman Fiore Opening Statement	15	03243 – 03249
75		Exhibit 116 - May 14, 2018 Recommending Committee Meeting Verbatim Transcript	15	03250 – 03260
76		Exhibit 120 - State of Nevada State Board of Equalization Notice of Decision, In the Matter of Fore Star Ltd., et al.	15	03261 – 03266
77		Exhibit 121 - August 29, 2018 Bob Coffin email re Recommend and Vote for Ordinance Bill 2108-24	15	03267 – 03268
78		Exhibit 122 - April 6, 2017 Email between Terry Murphy and Bob Coffin	15	03269 – 03277
79		Exhibit 123 - March 27, 2017 Letter from City of Las Vegas to Todd S. Polikoff	15	03278 – 03280
80		Exhibit 124 - February 14, 2017 Planning Commission Meeting Verbatim Transcript	15	03281 – 03283
81		Exhibit 125 - Steve Seroka Campaign Letter	15	03284 – 03289
82		Exhibit 126 - Coffin Facebook Posts	15	03290 – 03292
83		Exhibit 127 - September 17, 2018 Coffin text messages	15	03293 – 03305
84		Exhibit 128 - September 26, 2018 Email to Steve Seroka re: meeting with Craig Billings	15	03306 – 03307
85		Exhibit 130 - August 30, 2018 Email between City Employees	15	03308 – 03317
86		Exhibit 134 - December 30, 2014 Letter to Frank Pankratz re: zoning verification	15	03318 – 03319
87		Exhibit 136 - 06.21.18 HOA Meeting Transcript	15, 16	03320 – 03394
88		Exhibit 141 – City’s Land Use Hierarchy Chart	16	03395 – 03396

Index No.	File Date	Document	Volume	RA Bates
		The Pyramid on left is from the Land Use & Neighborhoods Preservation Element of the Las Vegas 2020 Master Plan, The pyramid on right is demonstrative, created by Landowners' prior counsel		
89		Exhibit 142 - August 3, 2017 deposition of Bob Beers, pgs. 31-36 - The Matter of Binion v. Fore Stars	16	03397 - 03400
90		Exhibit 143 - November 2, 2016 email between Frank A. Schreck and George West III	16	03401 – 03402
91		Exhibit 144 -January 9, 2018 email between Steven Seroka and Joseph Volmar re: Opioid suit	16	03403 – 03407
92		Exhibit 145 - May 2, 2018 email between Forrest Richardson and Steven Seroka re Las Vegas Badlands Consulting/Proposal	16	03408 – 03410
93		Exhibit 150 - Affidavit of Donald Richards with referenced pictures attached, which the City of Las Vegas omitted from their record	16	03411 – 03573
94		Exhibit 155 - 04.11.84 Attorney General Opinion No. 84-6	16	03574 – 03581
95		Exhibit 156 - Moccasin & 95, LLC v. City of Las Vegas, Eighth Judicial Dist. Crt. Case no. A-10-627506, 12.13.11 City of Las Vegas' Opposition to Plaintiff Landowner's Motion for Partial Summary Judgment on Liability for a Taking (partial)	16	03582 – 03587
96		Exhibit 157 - Affidavit of Bryan K. Scott	16	03588 – 03590
97		Exhibit 158 - Affidavit of James B. Lewis	16	03591 – 03593
98		Exhibit 159 - 12.05.16 Deposition Transcript of Tom Perrigo in case Binion v. Fore Stars	16	03594 – 03603
99		Exhibit 160 - December 2016 Deposition Transcript of Peter Lowenstein in case Binion v. Fore Stars	16, 17	03604 – 03666
100		Exhibit 161 - 2050 City of Las Vegas Master Plan (Excerpts)	17	03667 – 03670
101		Exhibit 163 - 10.18.16 Special Planning Commission Meeting Transcript (partial)	17	03671 – 03677
102		Exhibit 183 and Trial Exhibit 5 - The DiFederico Group Expert Report	17	03678 – 03814
103		Exhibit 189 - January 7, 2019 Email from Robert Summerfield to Frank Pankratz	17	03815 – 03816
104		Exhibit 195 - Declaration of Stephanie Allen, Esq., which Supports Plaintiff Landowners' Reply in Support of: Plaintiff Landowners' Evidentiary Hearing Brief #1:	17	03817 – 03823

Index No.	File Date	Document	Volume	RA Bates
		Memorandum of Points and Authorities Regarding the Landowners' Property Interest; and (2) Evidentiary Hearing Brief #2: Memorandum of Points and Authorities Regarding the City's Actions Which Have Resulted in a Taking of the Landowners' Property		
105		Exhibit 198 - May 13, 2021 Transcript of Hearing re City's Motion for Reconsideration of Order Granting in Part and Denying in Part the Landowners' Motion to Compel the City to Answer Interrogatories	17, 18	03824 – 03920
106	2021-04-21	Reporter's Transcript of Motion re City of Las Vegas' Rule 56(d) Motion on OST and Motion for Reconsideration of Order Granting in Part and Denying in Part the City's Motion to Compel Discovery Responses, Documents and Damages Calculation and Related Documents	19	03921 – 04066
107	2021-07-16	Deposition Transcript of William Bayne, Exhibit 1 to Plaintiff Landowners' Motion in Limine No. 1: to Exclude 2005 Purchase Price, provided in full as the City provided partial	19	04067 – 04128
108	2021-09-13	Reporter's Transcript of Hearing re Plaintiff Landowners' Motion to Determine Property Interest in Eighth Judicial District Court Case No. A-18-775804-J, Judge Sturman, provided in full as the City provided partial	19, 20	04129 – 04339
109	2021-09-17	Reporter's Transcript of Hearing re Plaintiff Landowners' Motion to Determine Property Interest in Eighth Judicial District Court Case No. A-18-775804-J, Judge Sturman, provided in full as the City provided partial	20, 21	04340 – 04507
110	2021-09-23	Reporter's Transcript of Hearing re Plaintiff Landowners' Motion to Determine Take and For Summary Judgment on the First, Third and Fourth Claim for Relief	21, 22	04508 – 04656
111	2021-09-24	Reporter's Transcript of Hearing re Plaintiff Landowners' Motion to Determine Take and For Summary Judgment on the First, Third and Fourth Claim for Relief	22, 23	04657 – 04936
112	2021-09-27	Reporter's Transcript of Hearing re Plaintiff Landowners' Motion to Determine Take and For Summary Judgment on the First, Third and Fourth Claim for Relief	23	04937 – 05029
113	2021-09-28	Reporter's Transcript of Hearing re Plaintiff Landowners' Motion to Determine Take and For Summary Judgment on the First, Third and Fourth Claim for Relief	23, 24	05030 – 05147
114	2021-10-26	Reporter's Transcript of Hearing re Plaintiff Landowners' Motion for Summary Judgment on Just Compensation on Order Shortening Time	24	05148 – 05252

Index No.	File Date	Document	Volume	RA Bates
115	2021-10-27	Reporter's Transcript of Hearing re Bench Trial	24	05253 – 05261
116	2022-01-19	Reporter's Transcript of Hearing re City's Motion for Immediate Stay of Judgment on OST	24, 25	05262 – 05374
117	2022-01-27	Plaintiff Landowners' Reply in Support of Motion for Attorney's Fees	25	05375 – 05384
118	2022-02-03	Reporter's Transcript of Hearing re Plaintiff Landowners' Motion to Determine Prejudgment Interest and Motion for Attorney Fees	25	05385 – 05511
119	2022-02-11	Reporter's Transcript of Hearing re City of Las Vegas' Motion to Amend Judgment (Rules 59(e) and 60(b) and Stay of Execution	25, 26	05512 – 05541
120	2022-02-16	Order Granting in Part and Denying in Part the City of Las Vegas' Motion to Retax Memorandum of Costs	26	05542 - 05550
121	2022-02-16	Order Granting Plaintiffs Landowners' Motion for Reimbursement of Property Taxes	26	05551 -05558
122	2022-02-17	Notice of Entry of Order Granting Plaintiffs Landowners' Motion for Reimbursement of Property Taxes	26	05559 – 05569
123	2022-02-17	Notice of Entry of: Order Granting in Part and Denying in Part the City of Las Vegas' Motion to Retax Memorandum of Costs	26	05570 - 05581
124	2022-02-18	Order Granting Plaintiff Landowners' Motion for Attorney Fees in Part and Denying in Part	26	05582 – 05592
125	2022-02-22	Notice of Entry of: Order Granting Plaintiff Landowners' Motion for Attorney Fees in Part and Denying in Part	26	05593 – 05606
126	2022-02-25	Order Denying City of Las Vegas' Motion to Amend Judgment (Rules 59(e) and 60(b)) and Stay of Execution	26	05607 – 05614
127	2022-02-28	Notice of Entry of: Order Denying City of Las Vegas' Motion to Amend Judgment (Rules 59(e) and 60(b)) and Stay of Execution	26	05615 – 05625

CERTIFICATE OF SERVICE

I hereby certify that the foregoing APPENDIX TO ANSWER TO PETITIONER'S EMERGENCY PETITION FOR WRIT OF MANDAMUS, OR IN THE ALTERNATIVE, WRIT OF CERTIORARI - **VOLUME 26** was filed electronically with the Nevada Supreme Court on the 8th day of March, 2022. Electronic Service of the foregoing document shall be made in accordance with the Master Service List as follows:

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/s/ Sandy Guerra

An Employee of the Law Offices of Kermitt L. Water

1 THE COURT: I mean, my point is, they haven't made
2 a distinction for me to follow.

3 MR. SCHWARTZ: I don't think that's correct. Can
4 I address that, Your Honor?

5 THE COURT: That's why I'm -- and the reason I'm
6 asking that question, and of course I'm going to give Mr.
7 Leavitt an opportunity to comment on it, too, but all my
8 decisions in many respects come back to Alper. That's a
9 statement by our Nevada Supreme Court. I just can't ignore
10 it and do what I want to do.

11 But, go ahead, sir. Go ahead and comment.

12 MR. SCHWARTZ: The Alper statement needs to be put
13 in context. Alper was a physical takings case. It was really
14 an eminent domain case. It was an inverse case in that the
15 City took physical possession of the property for a public
16 project. It filed one of these certificates instead of filing
17 an eminent domain action. And the property owner had to bring
18 an inverse condemnation action for the physical taking of its
19 property to force the government agency to essentially bring
20 an eminent domain action, which it did.

21 So, there, the government needed the property for
22 a public project and the issue in Alper was -- so it was
23 equivalent to an eminent domain case. The government there --
24 what was at issue was not whether the government had a right
25 to take the property or whether the government was liable for

1 a taking. The parties stipulated. The government physically
2 took my property; of course the government is liable. This
3 is like an eminent domain case.

4 And the court there said, yeah, eminent domain is
5 equivalent to inverse but in terms of value. That statement
6 of the court, Your Honor, needs to be put in context. It
7 would make no sense -- it makes no sense in the context of
8 an inverse condemnation case where what's at issue is the
9 regulation of the owner's use of the property. That's a
10 completely different type of case. And logically an eminent
11 domain -- the rules for eminent domain cannot apply to the
12 question of liability in a case like that.

13 This is a case like State, Kelly and Boulder City.
14 Government regulates the owner's use of the property
15 excessively, such that it is deemed the equivalent -- the
16 equivalent of a physical taking, but it's a completely
17 different concept.

18 So the rules for eminent domain where the owner --
19 where the agency concedes liability for the taking, we're
20 taking the property, we need it for a public project and we're
21 going to pay for it, the only issue is how much you pay. So
22 those rules that apply in eminent domain couldn't possibly
23 apply in a case like this where what's at issue is a liability
24 for a regulatory taking, a liability for a regulatory taking
25 because liability is not at issue in those eminent domain

1 cases. And conceptually they're completely different. It's
2 a physical taking of the property. You take possession and
3 title for a public project. In a regulatory taking case like
4 the case here, liability is -- depends on how much has the
5 government limited the owner's use of the property. So you
6 can't just willy-nilly apply rules for eminent domain to a
7 regulatory taking case.

8 Now, yes, this issue goes to -- the issue before
9 the Court is whether -- you know, how should the judgment be
10 paid, what's the timing of the judgment and how should title
11 transfer if the judgment is paid? Well, it makes no sense to
12 apply the eminent domain rules here because the City doesn't
13 want the property. And if the City pays the developer
14 \$34 million plus for this property and then the City takes
15 title to the property, it can't do anything with the property
16 because if the City wins on appeal it's going to have to give
17 the property back. That's going to be difficult enough, but
18 a greater problem, as we pointed out to the Court, is the
19 money is going to be gone. The City is not going to be able
20 to recover that money.

21 Now, in an eminent domain case that's not a problem
22 because the City wants the property. It needs the property.
23 It needs it for a public project. So, yes, it's going to have
24 to pay some money. In this case it's an involuntary -- it's
25 not an involuntary sale of the property, and so the City is

1 going to be in deep trouble if it wins on appeal and it has
2 already paid that money.

3 So that's what we argued. You know, I think the
4 Court -- we think that the developer is leading the Court
5 into error here, but the Court has decided that in spite of
6 the City's arguments that the City is going to have to pay
7 the money now. So I'm not expecting the Court to reverse
8 that, even though I think we're dead right. But I do think
9 the Court should at least recite in the judgment that if the
10 City is going to be compelled to pay this money that at least
11 the City is going to receive title to the property.

12 THE COURT: All right. And, sir, thank you.

13 Mr. Leavitt, any comments you wanted to make, sir,
14 on the questions I raised?

15 MR. LEAVITT: Yeah, I'll briefly address the first
16 question which does -- counsel addressed the issue of whether
17 eminent domain and inverse condemnation law are the same
18 and whether -- I'm sorry, the constitutional equivalent,
19 whether the same rules and principles apply and he tried to
20 distinguish Alper. Very briefly, Your Honor, Alper was an
21 inverse condemnation case where the Court held that same
22 ruling that you just quoted.

23 We also cited to you Argier v. Nevada Power Company,
24 which was a direct condemnation action. And in that case we
25 cited to inverse condemnation law in a direct condemnation

1 action. And the Nevada Supreme Court held that was proper,
2 quoted Alper and said inverse condemnation law also applies
3 in direct condemnation cases.

4 We also cited to 5th & Centennial v. City of North
5 Las Vegas, which is now a pre-condemnation damage case. And
6 in that case again the Nevada Supreme Court held that an
7 inverse condemnation case and a direct condemnation case
8 are the constitutional equivalent of one another and a pre-
9 condemnation damage case is a type of inverse condemnation
10 case, and therefore they're the constitutional equivalent
11 and the same rules apply.

12 So no matter whether we're in an inverse case, a
13 direct case or a pre-condemnation damages case, the Nevada
14 Supreme Court reverts to that rule that they're all the
15 constitutional equivalent and the same rules and principles
16 apply. And why do they do that? Because once you get past
17 liability, whatever case you're in the rules are the same
18 from then on. That's why the court has done that.

19 And the Nevada Supreme Court never once has said
20 here's our body of law for inverse condemnation cases and
21 here's our body of law for direct condemnation cases. That
22 would be totally unworkable. The court would have to somehow
23 split hairs and say, well, this is the law for inverse, this
24 is the law for direct. The Court said that it's not going to
25 do that and in Nevada it has elected not to do that.

1 Now, one other thing I'll just reference very
2 briefly, Your Honor, is that counsel said that, well, if this
3 was a physical taking case then the eminent domain rules would
4 apply. This Court found -- I'll very briefly summarize this.
5 This Court found in its findings of fact and conclusions of
6 law and you alluded to it. Number one, the councilman stated
7 to the surrounding property owners, this is your open space,
8 this is your park. It didn't end there. Then the entire City
9 Council adopted a bill that targeted only this landowner's
10 property, made it impossible to build on the property, and
11 then said this property is for the surrounding property owners
12 to use, and forced the landowner as part of that bill to allow
13 ongoing public access to the property.

14 The next fact is, and I'll quote this one in the
15 findings of fact and conclusions of law. "The landowners
16 presented uncontested evidence that the neighbors are using
17 the 250-acre property. Don Richards, the superintendent,
18 submitted a declaration that those entering onto the property
19 advised him that it was our open space. And they learned
20 that it was their open space from the City, not only from the
21 councilman but from the City Council adopting a bill saying
22 it was their open space.

23 Your Honor, that's no different than condemning a
24 parcel of property in a direct condemnation action, putting a
25 sign on it and saying this is the park. I'll use Jaycee Park,

1 that's where I grew up in downtown, this is Jaycee Park and
2 the public enters onto the park. That's the same exact thing
3 that happened here.

4 Therefore, even under counsel's argument that if
5 this is a physical take then eminent domain law would apply,
6 we have a physical take and therefore even under his argument
7 eminent domain should apply.

8 So, Your Honor, we could just do an order here out
9 of this hearing which states that once the money is paid a
10 final order of condemnation will be issued pursuant to NRS
11 37.170 and 37.270. Both of those provisions have to be in
12 that order so that the final order of condemnation applies and
13 the reversionary rights apply. And, I'm sorry, Your Honor,
14 one other thing would be in there, which is the constitutional
15 provisions which are subsection 1 and subsection 6 of Article
16 1, Section 22.

17 Thank you, Your Honor.

18 THE COURT: Thank you, sir.

19 And, Mr. Schwartz, you get the last word, sir.

20 MR. SCHWARTZ: Thank you, Your Honor. None of the
21 cases that the developer has cited, either in this hearing
22 or in their papers, involved anything other than either an
23 eminent domain action or an inverse condemnation action that
24 was in effect an eminent domain action where the public agency
25 took physical possession of the property for a public project.

1 Throughout this litigation the developer has
2 conflated physical and regulatory taking. Eminent domain
3 involves a physical taking. A regulatory taking involves a
4 regulation of the owner's use. It doesn't involve a physical
5 taking. So all of the cases simply that the developer cited
6 don't apply and they don't apply as a matter of logic. Here,
7 as we said, there is no precedent for applying the eminent
8 domain procedure to a case where regulation of the owner's
9 use is at issue.

10 Now, we have already litigated this issue of
11 physical taking. We think that the Court's judgment -- we
12 think there's no evidence of a physical taking, of a permanent
13 physical taking. The legislation did not say what counsel
14 said it says. It didn't apply to this property. There's no
15 action of the City Council that authorized the physical --
16 the public physically occupy the property and the City hasn't
17 dispossessed the property owner.

18 We're not expecting the Court to change the Court's
19 mind on that. But we think that the judgment should not
20 recite that the eminent domain law procedure applies. We
21 think that the Court should just merely say if the City pays
22 the judgment that title shall be transferred to the City, and
23 not specify a procedure because we think it's error to apply
24 the eminent domain procedures here because that implies that
25 the City has to pay the money, has to pay the judgment within

1 30 days, which is completely appropriate in an eminent domain
2 case where the government wants the property and is not going
3 to give it back, but it's completely inappropriate in this
4 case where the government does not want the property and an
5 appeal could require unwinding the whole transaction.

6 An appeal in an eminent domain case doesn't unwind
7 the transaction. The government is going to keep the property.
8 Maybe the government will have to pay more or less, but the
9 government keeps the property. That's not our case. If we
10 win on appeal, the City wins on appeal, it's going to be a
11 nightmare to try to unravel this transaction. And that's why
12 we think the judgment should just say merely that if the City
13 pays the judgment that title shall be transferred to the City.

14 Thank you.

15 THE COURT: All right. Thank you, sir.

16 This is what I'm going to do. And I think it's
17 important, once again, and I don't mind saying this. As far
18 as a lot of my decisions in this case, they were based upon
19 the holding and the comments of our Nevada Supreme Court in
20 the Alper case. And it's important to point this out because
21 I think it goes a little bit further than the City feels
22 because first it says "inverse condemnation proceedings are
23 the constitutional equivalent to eminent domain actions."

24 And here's my point. They didn't stop there; right?
25 If they stopped there, maybe we would have some potentially

1 arguments for gray areas as to what that means. But then they
2 go further and they say, "and are governed by the same rules
3 and principles that are applied to a formal condemnation
4 proceeding." Period, close quote. It's right there.

5 And so based upon that case, and that's a 1984 case,
6 it's been around for a long time, and a lot of the other cases
7 that have been cited, our Nevada Supreme Court has had an
8 opportunity, if they wanted to draw distinctions they could
9 do that, but they never did.

10 And so here's my point. As far as the motion to
11 amend the judgment pursuant to Rule 59(e) and 60(b), I'm going
12 to deny it. Just as important, too, I'm going to follow the
13 statutory mandate as it pertains to payment and the like under
14 NRS 37.160 and 37.270 and the Nevada Constitution. That's
15 what I'm going to do.

16 All right. And so, anyway --

17 MR. SCHWARTZ: Thank you, Your Honor.

18 THE COURT: -- Mr. Leavitt, will you prepare an
19 order and circulate it?

20 MR. LEAVITT: Yes, Your Honor. I'll prepare an
21 order and run it by Mr. Ogilvie.


22 THE COURT: Okay. All right. And I think that's
23 it; right? We don't have anything further scheduled?

24 THE CLERK: That's it.

25 THE COURT: All right. Everyone enjoy your day.

1 MR. OGILVIE: Have a good weekend, Your Honor.
2 THE COURT: You have a good one, too, sir.
3 MR. LEAVITT: Thank you, Your Honor. Have a good
4 weekend.
5 MS. GHANEM HAM: Thank you.
6 (PROCEEDINGS CONCLUDED AT 2:03 P.M.)
7 * * * *

ATTEST: I do hereby certify that I have truly and correctly
transcribed the audio/video proceedings in the above-entitled
case to the best of my ability.



Liz Garcia, Transcriber
LGM Transcription Service

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Attorneys for Plaintiffs Landowners

DISTRICT COURT

CLARK COUNTY, NEVADA

180 LAND CO., LLC, a Nevada limited liability
company, FORE STARS Ltd., DOE
INDIVIDUALS I through X, ROE
CORPORATIONS I through X, and ROE
LIMITED LIABILITY COMPANIES I through
X,

Plaintiffs,

vs.

CITY OF LAS VEGAS, political subdivision of
the State of Nevada, ROE government entities I
through X, ROE CORPORATIONS I through X,
ROE INDIVIDUALS I through X, ROE
LIMITED LIABILITY COMPANIES I through
X, ROE quasi-governmental entities I through X,

Defendant.

Case No.: A-17-758528-J

Dept. No.: XVI

**ORDER GRANTING IN PART AND
DENYING IN PART THE CITY OF LAS
VEGAS' MOTION TO RETAX
MEMORANDUM OF COSTS**

Date of Hearing: January 19, 2022

Time of Hearing: 10:00 a.m.

Defendant City of Las Vegas’ Motion to Retax Memorandum of Costs, having come before the Court on January 19, 2022, James J. Leavitt, Esq. of the Law Offices of Kermitt L Waters and Plaintiff’s in-house counsel Elizabeth Ghanem, Esq. appearing on behalf of Plaintiff Landowners 180 Land Co and Fore Stars (“Landowners”), George F. Ogilvie III, Esq. and Christopher Molina, Esq. of McDonald Carano LLP and Andrew W. Schwartz, Esq. of Shute Mihaly and Weinberger LLP appearing on behalf of the City of Las Vegas (“City”).

The Court having reviewed the papers and pleadings on file, heard argument of counsel, and for good cause appearing hereby **GRANTS IN PART** and **DENIES IN PART** the City of Las Vegas’ Motion to Retax Memorandum of Costs and orders as follows:

The Landowners are entitled to recover costs actually incurred in this matter as the Nevada Constitution provides that the Landowners’ “just compensation” award “shall include ... all reasonable costs and expenses actually incurred.” Nev. Const. art. I § 22 (4). See also the Federal Relocation Act. NRS 342.105 and 49 CFR § 24.107.

The Court finds the following costs to be reasonable and actually incurred in this matter as they were undisputed:

8 th Judicial District Court Fees	\$200.00
Discovery Legal Services	\$481.25
LGM Transcription Services	\$571.14
Litigation Services, court reporting services	\$3,933.49
Margot Isom, court reporting services	\$3,293.72
National Court Reporters, court reporting services	\$6,693.23
Rhonda Aquilina, court reporting services	\$1,031.09
AT&T Conference Calls	\$32.52

1	Capriotti's	\$84.88
2	Parking and Lunch	\$121.27
3	Total	\$16,442.59

4 The Court further finds the following disputed costs to be reasonable and actually incurred
5 in this matter and, therefore, **DENIES** the City's request to retax the following costs:

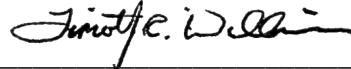
6		
7	HOLO Discovery	\$14,422.81
8	Nevada Supreme Court Law Library	\$33.20
9	Clark County Recorder	\$171.00
10	District Court Clerk	\$119.00
11	GGA Partners	\$11,162.41
12		
13	Global Golf Advisors	\$67,094.00
14	The DiFederico Group	\$114,250.00
15	Jones Roach & Caringella	\$29,625.00
16		
17	Legal Wings	\$290.00
18	8 th Judicial District Court E-Filing Fees	\$773.50
19	Oasis, court reporting services	\$1,049.00
20	In-house copy costs @ \$.15 per B/W and \$.25 for color	\$6,345.40
21	Total	\$245,335.32

22 The Court further finds the Westlaw billings to be reasonable and actually incurred in this
23 matter, but **GRANTS**, in part, the City's request to retax by reducing the Westlaw billings 75% to
24 account for the fact that all four related inverse condemnation cases (17, 35, 65, and 133 acre cases)
25 were identified as just one client on the Westlaw billings. Therefore, the \$50,669.02 Westlaw bill
26 is retaxed to **\$12,667.25**.
27

1 **THEREFORE, IT IS HEREBY ORDERED THAT** the City pay to the Landowners
2 costs in the amount of **\$274,445.16**.

3 **IT IS FURTHER ORDERED THAT** the judgment that is entered in this matter shall
4 include this **\$274,445.16** to be paid by the City to the Landowners.

5
6 Dated this 16th day of February, 2022

7 

8 MH

9 **51A C54 4F89 7CD2**
10 **Timothy C. Williams**
11 **District Court Judge**

12 Submitted By:

Content Reviewed and Approved by:

13 LAW OFFICES OF KERMIT L. WATERS

McDONALD CARANO LLP

14 By: /s/ James J. Leavitt

By: Did Not Respond

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Attorneys for City of Las Vegas

From: [Autumn Waters](#)
To: [Sandy Guerra](#)
Subject: FW: 35 acres - Proposed Orders on Costs and Taxes
Date: Wednesday, January 26, 2022 10:18:58 AM
Attachments: [Order Re Retax Costs.docx](#)
[Order Granting Motion to Reimburse Taxes.docx](#)

From: Autumn Waters
Sent: Friday, January 21, 2022 11:40 AM
To: 'gogilvie@mcdonaldcarano.com' <gogilvie@mcdonaldcarano.com>;
'cmolina@mcdonaldcarano.com' <cmolina@mcdonaldcarano.com>
Cc: James Leavitt <jim@kermittwaters.com>; Elizabeth Ham (EHB Companies)
<eham@ehbcompanies.com>
Subject: 35 acres - Proposed Orders on Costs and Taxes

Hi George,

Attached for your review are the following proposed orders:

ORDER GRANTING IN PART AND DENYING IN PART THE CITY OF LAS VEGAS' MOTION TO
RETAX MEMORANDUM OF COSTS

ORDER GRANTING PLAINTIFFS LANDOWNERS' MOTION FOR REIMBURSEMENT OF PROPERTY
TAXES

Please let me know if I have your permission to attached your electronic signature to these proposed orders by Monday as we intend to submit them to the Court for signature first thing Tuesday morning.

Thank you and have a great weekend.

[Autumn Waters, Esq.](#)
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RA 05546

Further information about the firm will be provided upon request.

1 **CSERV**

2
3 DISTRICT COURT
4 CLARK COUNTY, NEVADA

5
6 180 Land Company LLC,
7 Petitioner(s)

CASE NO: A-17-758528-J

8 vs.

DEPT. NO. Department 16

9 Las Vegas City of,
10 Respondent(s)

11 **AUTOMATED CERTIFICATE OF SERVICE**

12
13 This automated certificate of service was generated by the Eighth Judicial District
14 Court. The foregoing Order was served via the court's electronic eFile system to all
recipients registered for e-Service on the above entitled case as listed below:

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Facsimile: (702) 731-1964

Attorneys for Plaintiffs Landowners

DISTRICT COURT

CLARK COUNTY, NEVADA

180 LAND CO., LLC, a Nevada limited liability company, FORE STARS Ltd., DOE INDIVIDUALS I through X, ROE CORPORATIONS I through X, and ROE LIMITED LIABILITY COMPANIES I through X,

Plaintiffs,

vs.

CITY OF LAS VEGAS, political subdivision of the State of Nevada, ROE government entities I through X, ROE CORPORATIONS I through X, ROE INDIVIDUALS I through X, ROE LIMITED LIABILITY COMPANIES I through X, ROE quasi-governmental entities I through X,

Defendant.

Case No.: A-17-758528-J

Dept. No.: XVI

**ORDER GRANTING PLAINTIFFS
LANDOWNERS' MOTION FOR
REIMBURSEMENT OF PROPERTY
TAXES**

Date of Hearing: January 19, 2022

Time of Hearing: 10:00 a.m.

1 Plaintiff Landowners' Motion for Reimbursement of Taxes, having come before the Court
2 on January 19, 2022, James J. Leavitt, Esq. of the Law Offices of Kermitt L Waters and Plaintiff's
3 in-house counsel Elizabeth Ghanem, Esq. appearing on behalf of Plaintiff Landowners 180 Land
4 Co and Fore Stars. ("Landowners"), George F. Ogilvie III, Esq. and Christopher Molina, Esq. of
5 McDonald Carano LLP and Andrew W. Schwartz, Esq. of Shute Mihaly and Weinberger LLP
6 appearing on behalf of the City of Las Vegas ("City").
7

8 The Court having reviewed the papers and pleadings on file, heard argument of counsel,
9 and for good cause appearing hereby finds and orders as follows:

10 Nevada law provides that "[a]n owner who is dispossessed from his or her land when it is
11 taken for public use is no longer obligated to pay taxes" and the owner is entitled to reimbursement
12 of property taxes actually paid after the land is taken. County of Clark v. Alper, 100 Nev. 382,
13 395 (1984).
14

15 This Court entered Findings of Fact and Conclusions of Law Granting Plaintiff
16 Landowners' Motion to Determine Take and for Summary Judgment on the First, Third, and
17 Fourth Claims for Relief and Denying the City of Las Vegas' Countermotion for Summary
18 Judgment on the Second Claim for Relief, filed October 25, 2021 (FFCL Re: Take). The FFCL
19 Re: Take details the actions by the City that resulted in a taking of the Landowners' Property, with
20 the first date of compensable injury being August 2, 2017. FFCL Re: Take, pp. 11-19, findings
21 46-86.
22

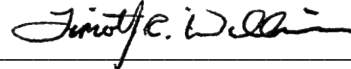
23 The Landowners presented uncontested evidence that they paid property taxes from August
24 2, 2017, up to the date of the hearing in this matter in the amount of \$976,889.38.
25

26 **THEREFORE, IT IS HEREBY ORDERED THAT** Plaintiff Landowners' Motion for
27 Reimbursement of Property Taxes is **GRANTED** and the City shall reimburse the Landowners
28

1 for the taxes paid on the Subject Property from August 2, 2017, forward in the amount of
2 \$976,889.38.

3 **IT IS FURTHER ORDERED THAT** the judgment that is entered in this matter shall
4 include this \$976,889.38 to be paid by the City to the Landowners.
5

6 Dated this 16th day of February, 2022

7 

8 MH

9 **69B 1F6 D918 A34D**
Timothy C. Williams
District Court Judge

10 Submitted By:

Content Reviewed and Approved by:

11 LAW OFFICES OF KERMITT L. WATERS

McDONALD CARANO LLP

12 By: /s/ James J. Leavitt

By: Did not respond

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396 Hayes Street
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Attorneys for City of Las Vegas

From: [Autumn Waters](#)
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Subject: FW: 35 acres - Proposed Orders on Costs and Taxes
Date: Wednesday, January 26, 2022 10:18:58 AM
Attachments: [Order Re Retax Costs.docx](#)
[Order Granting Motion to Reimburse Taxes.docx](#)

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Cc: James Leavitt <jim@kermittwaters.com>; Elizabeth Ham (EHB Companies)
<eham@ehbcompanies.com>
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RETAX MEMORANDUM OF COSTS

ORDER GRANTING PLAINTIFFS LANDOWNERS' MOTION FOR REIMBURSEMENT OF PROPERTY
TAXES

Please let me know if I have your permission to attached your electronic signature to these proposed orders by Monday as we intend to submit them to the Court for signature first thing Tuesday morning.

Thank you and have a great weekend.

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[Law Offices of Kermitt L. Waters](#)
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[tel: \(702\) 733-8877](#)
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RA 05554

Further information about the firm will be provided upon request.

1 **CSERV**

2
3 DISTRICT COURT
4 CLARK COUNTY, NEVADA

5
6 180 Land Company LLC,
7 Petitioner(s)

CASE NO: A-17-758528-J

8 vs.

DEPT. NO. Department 16

9 Las Vegas City of,
10 Respondent(s)

11 **AUTOMATED CERTIFICATE OF SERVICE**

12
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14 Court. The foregoing Order Granting Motion was served via the court's electronic eFile
15 system to all recipients registered for e-Service on the above entitled case as listed below:

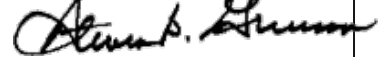
Service Date: 2/16/2022

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Telephone: (702) 733-8877

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Attorneys for Plaintiff Landowners

DISTRICT COURT

CLARK COUNTY, NEVADA

180 LAND CO., LLC, a Nevada limited liability
company, FORE STARS Ltd., DOE
INDIVIDUALS I through X, ROE
CORPORATIONS I through X, and ROE
LIMITED LIABILITY COMPANIES I through
X,

Plaintiffs,

vs.

CITY OF LAS VEGAS, political subdivision of
the State of Nevada, ROE government entities I
through X, ROE CORPORATIONS I through X,
ROE INDIVIDUALS I through X, ROE
LIMITED LIABILITY COMPANIES I through
X, ROE quasi-governmental entities I through X,

Defendant.

Case No.: A-17-758528-J

Dept. No.: XVI

NOTICE OF ENTRY OF:

**ORDER GRANTING PLAINTIFFS
LANDOWNERS' MOTION FOR
REIMBURSEMENT OF PROPERTY
TAXES**

Hearing Date: January 19, 2022

Hearing Time: 10:00 a.m.

PLEASE TAKE NOTICE that the Order Granting Plaintiffs Landowners' Motion for
Reimbursement of Property Taxes ("Order") was entered on the 16th day of February, 2022.

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A copy of the Order is attached hereto.

DATED this 17th day of February, 2022.

LAW OFFICES OF KERMITT L. WATERS

/s/ James J. Leavitt
Kermitt L. Waters, Esq. (NSB 2571)
James J. Leavitt, Esq. (NSB 6032)
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Attorneys for Plaintiffs Landowners

DISTRICT COURT

CLARK COUNTY, NEVADA

180 LAND CO., LLC, a Nevada limited liability company, FORE STARS Ltd., DOE INDIVIDUALS I through X, ROE CORPORATIONS I through X, and ROE LIMITED LIABILITY COMPANIES I through X,

Plaintiffs,

vs.

CITY OF LAS VEGAS, political subdivision of the State of Nevada, ROE government entities I through X, ROE CORPORATIONS I through X, ROE INDIVIDUALS I through X, ROE LIMITED LIABILITY COMPANIES I through X, ROE quasi-governmental entities I through X,

Defendant.

Case No.: A-17-758528-J

Dept. No.: XVI

**ORDER GRANTING PLAINTIFFS
LANDOWNERS' MOTION FOR
REIMBURSEMENT OF PROPERTY
TAXES**

Date of Hearing: January 19, 2022

Time of Hearing: 10:00 a.m.

1 Plaintiff Landowners' Motion for Reimbursement of Taxes, having come before the Court
2 on January 19, 2022, James J. Leavitt, Esq. of the Law Offices of Kermitt L Waters and Plaintiff's
3 in-house counsel Elizabeth Ghanem, Esq. appearing on behalf of Plaintiff Landowners 180 Land
4 Co and Fore Stars. ("Landowners"), George F. Ogilvie III, Esq. and Christopher Molina, Esq. of
5 McDonald Carano LLP and Andrew W. Schwartz, Esq. of Shute Mihaly and Weinberger LLP
6 appearing on behalf of the City of Las Vegas ("City").
7

8 The Court having reviewed the papers and pleadings on file, heard argument of counsel,
9 and for good cause appearing hereby finds and orders as follows:

10 Nevada law provides that "[a]n owner who is dispossessed from his or her land when it is
11 taken for public use is no longer obligated to pay taxes" and the owner is entitled to reimbursement
12 of property taxes actually paid after the land is taken. County of Clark v. Alper, 100 Nev. 382,
13 395 (1984).
14

15 This Court entered Findings of Fact and Conclusions of Law Granting Plaintiff
16 Landowners' Motion to Determine Take and for Summary Judgment on the First, Third, and
17 Fourth Claims for Relief and Denying the City of Las Vegas' Countermotion for Summary
18 Judgment on the Second Claim for Relief, filed October 25, 2021 (FFCL Re: Take). The FFCL
19 Re: Take details the actions by the City that resulted in a taking of the Landowners' Property, with
20 the first date of compensable injury being August 2, 2017. FFCL Re: Take, pp. 11-19, findings
21 46-86.
22

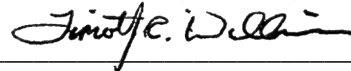
23 The Landowners presented uncontested evidence that they paid property taxes from August
24 2, 2017, up to the date of the hearing in this matter in the amount of \$976,889.38.
25

26 **THEREFORE, IT IS HEREBY ORDERED THAT** Plaintiff Landowners' Motion for
27 Reimbursement of Property Taxes is **GRANTED** and the City shall reimburse the Landowners
28

1 for the taxes paid on the Subject Property from August 2, 2017, forward in the amount of
2 \$976,889.38.

3 **IT IS FURTHER ORDERED THAT** the judgment that is entered in this matter shall
4 include this \$976,889.38 to be paid by the City to the Landowners.

5
6 Dated this 16th day of February, 2022

7 

8 MH

9 **69B 1F6 D918 A34D**
Timothy C. Williams
District Court Judge

10 Submitted By:

Content Reviewed and Approved by:

11 LAW OFFICES OF KERMIT L. WATERS

McDONALD CARANO LLP

12 By: /s/ James J. Leavitt

By: Did not respond

13 Kermit L. Waters (NV Bar No. 2571)
14 James J. Leavitt (NV Bar No. 6032)
15 Michael A. Schneider (NV Bar No. 8887)
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19 *Attorneys for Plaintiffs Landowners*

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(Admitted pro hac vice)
Lauren M. Tarpey (CA Bar No. 321775)
(Admitted pro hac vice)
396 Hayes Street
San Francisco, California 94102
Attorneys for City of Las Vegas

From: [Autumn Waters](#)
To: [Sandy Guerra](#)
Subject: FW: 35 acres - Proposed Orders on Costs and Taxes
Date: Wednesday, January 26, 2022 10:18:58 AM
Attachments: [Order Re Retax Costs.docx](#)
[Order Granting Motion to Reimburse Taxes.docx](#)

From: Autumn Waters

Sent: Friday, January 21, 2022 11:40 AM

To: 'gogilvie@mcdonaldcarano.com' <gogilvie@mcdonaldcarano.com>;

'cmolina@mcdonaldcarano.com' <cmolina@mcdonaldcarano.com>

Cc: James Leavitt <jim@kermittwaters.com>; Elizabeth Ham (EHB Companies) <eham@ehbcompanies.com>

Subject: 35 acres - Proposed Orders on Costs and Taxes

Hi George,

Attached for your review are the following proposed orders:

ORDER GRANTING IN PART AND DENYING IN PART THE CITY OF LAS VEGAS' MOTION TO
RETAX MEMORANDUM OF COSTS

ORDER GRANTING PLAINTIFFS LANDOWNERS' MOTION FOR REIMBURSEMENT OF PROPERTY
TAXES

Please let me know if I have your permission to attached your electronic signature to these proposed orders by Monday as we intend to submit them to the Court for signature first thing Tuesday morning.

Thank you and have a great weekend.

[Autumn Waters, Esq.](#)
[Law Offices of Kermitt L. Waters](#)
[704 South Ninth Street](#)
[Las Vegas Nevada 89101](#)
[tel: \(702\) 733-8877](#)
[fax: \(702\) 731-1964](#)

This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail and any attachments thereto, is strictly prohibited. If you have received this e-mail in error, please immediately notify me at (702) 733-8877 and permanently delete the original and any copy of any e-mail and any printout thereof.

RA 05565

Further information about the firm will be provided upon request.

1 **CSERV**

2
3 DISTRICT COURT
4 CLARK COUNTY, NEVADA

5
6 180 Land Company LLC,
7 Petitioner(s)

CASE NO: A-17-758528-J

8 vs.

DEPT. NO. Department 16

9 Las Vegas City of,
10 Respondent(s)

11 **AUTOMATED CERTIFICATE OF SERVICE**

12
13 This automated certificate of service was generated by the Eighth Judicial District
14 Court. The foregoing Order Granting Motion was served via the court's electronic eFile
15 system to all recipients registered for e-Service on the above entitled case as listed below:

16 Service Date: 2/16/2022

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Jennifer Knighton

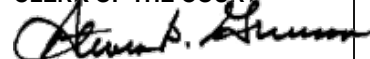
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Attorneys for Plaintiff Landowners

DISTRICT COURT

CLARK COUNTY, NEVADA

180 LAND CO., LLC, a Nevada limited liability
company, FORE STARS Ltd., DOE
INDIVIDUALS I through X, ROE
CORPORATIONS I through X, and ROE
LIMITED LIABILITY COMPANIES I through
X,

Plaintiffs,

vs.

CITY OF LAS VEGAS, political subdivision of
the State of Nevada, ROE government entities I
through X, ROE CORPORATIONS I through X,
ROE INDIVIDUALS I through X, ROE
LIMITED LIABILITY COMPANIES I through
X, ROE quasi-governmental entities I through X,

Defendant.

Case No.: A-17-758528-J

Dept. No.: XVI

NOTICE OF ENTRY OF:

**ORDER GRANTING IN PART AND
DENYING IN PART THE CITY OF LAS
VEGAS' MOTION TO RETAX
MEMORANDUM OF COSTS**

Hearing Date: January 19, 2022

Hearing Time: 10:00 a.m.

PLEASE TAKE NOTICE that the Order Granting in Part and Denying in Part the City
of Las Vegas' Motion to Retax Memorandum of Costs ("Order") was entered on the 16th day of
February, 2022.

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A copy of the Order is attached hereto.

DATED this 17th day of February, 2022.

LAW OFFICES OF KERMITT L. WATERS

/s/ James J. Leavitt
Kermitt L. Waters, Esq. (NSB 2571)
James J. Leavitt, Esq. (NSB 6032)
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Attorneys for Plaintiffs Landowners

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Telephone: (702) 733-8877

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Attorneys for Plaintiffs Landowners

DISTRICT COURT

CLARK COUNTY, NEVADA

180 LAND CO., LLC, a Nevada limited liability
company, FORE STARS Ltd., DOE
INDIVIDUALS I through X, ROE
CORPORATIONS I through X, and ROE
LIMITED LIABILITY COMPANIES I through
X,

Plaintiffs,

vs.

CITY OF LAS VEGAS, political subdivision of
the State of Nevada, ROE government entities I
through X, ROE CORPORATIONS I through X,
ROE INDIVIDUALS I through X, ROE
LIMITED LIABILITY COMPANIES I through
X, ROE quasi-governmental entities I through X,

Defendant.

Case No.: A-17-758528-J

Dept. No.: XVI

**ORDER GRANTING IN PART AND
DENYING IN PART THE CITY OF LAS
VEGAS' MOTION TO RETAX
MEMORANDUM OF COSTS**

Date of Hearing: January 19, 2022

Time of Hearing: 10:00 a.m.

Defendant City of Las Vegas’ Motion to Retax Memorandum of Costs, having come before the Court on January 19, 2022, James J. Leavitt, Esq. of the Law Offices of Kermitt L Waters and Plaintiff’s in-house counsel Elizabeth Ghanem, Esq. appearing on behalf of Plaintiff Landowners 180 Land Co and Fore Stars (“Landowners”), George F. Ogilvie III, Esq. and Christopher Molina, Esq. of McDonald Carano LLP and Andrew W. Schwartz, Esq. of Shute Mihaly and Weinberger LLP appearing on behalf of the City of Las Vegas (“City”).

The Court having reviewed the papers and pleadings on file, heard argument of counsel, and for good cause appearing hereby **GRANTS IN PART** and **DENIES IN PART** the City of Las Vegas’ Motion to Retax Memorandum of Costs and orders as follows:

The Landowners are entitled to recover costs actually incurred in this matter as the Nevada Constitution provides that the Landowners’ “just compensation” award “shall include ... all reasonable costs and expenses actually incurred.” Nev. Const. art. I § 22 (4). See also the Federal Relocation Act. NRS 342.105 and 49 CFR § 24.107.

The Court finds the following costs to be reasonable and actually incurred in this matter as they were undisputed:

8 th Judicial District Court Fees	\$200.00
Discovery Legal Services	\$481.25
LGM Transcription Services	\$571.14
Litigation Services, court reporting services	\$3,933.49
Margot Isom, court reporting services	\$3,293.72
National Court Reporters, court reporting services	\$6,693.23
Rhonda Aquilina, court reporting services	\$1,031.09
AT&T Conference Calls	\$32.52

1	Capriotti's	\$84.88
2	Parking and Lunch	\$121.27
3	Total	\$16,442.59

4 The Court further finds the following disputed costs to be reasonable and actually incurred
5 in this matter and, therefore, **DENIES** the City's request to retax the following costs:

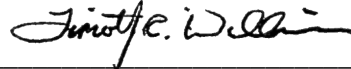
6		
7	HOLO Discovery	\$14,422.81
8	Nevada Supreme Court Law Library	\$33.20
9	Clark County Recorder	\$171.00
10	District Court Clerk	\$119.00
11	GGA Partners	\$11,162.41
12		
13	Global Golf Advisors	\$67,094.00
14	The DiFederico Group	\$114,250.00
15	Jones Roach & Caringella	\$29,625.00
16		
17	Legal Wings	\$290.00
18	8 th Judicial District Court E-Filing Fees	\$773.50
19	Oasis, court reporting services	\$1,049.00
20	In-house copy costs @ \$.15 per B/W and \$.25 for color	\$6,345.40
21	Total	\$245,335.32

22 The Court further finds the Westlaw billings to be reasonable and actually incurred in this
23 matter, but **GRANTS**, in part, the City's request to retax by reducing the Westlaw billings 75% to
24 account for the fact that all four related inverse condemnation cases (17, 35, 65, and 133 acre cases)
25 were identified as just one client on the Westlaw billings. Therefore, the \$50,669.02 Westlaw bill
26 is retaxed to **\$12,667.25**.
27

1 **THEREFORE, IT IS HEREBY ORDERED THAT** the City pay to the Landowners
2 costs in the amount of **\$274,445.16**.

3 **IT IS FURTHER ORDERED THAT** the judgment that is entered in this matter shall
4 include this **\$274,445.16** to be paid by the City to the Landowners.

5
6 Dated this 16th day of February, 2022

7 

8 MH

9 **51A C54 4F89 7CD2**
Timothy C. Williams
District Court Judge

10 Submitted By:

Content Reviewed and Approved by:

11 LAW OFFICES OF KERMITT L. WATERS

McDONALD CARANO LLP

12 By: /s/ James J. Leavitt

By: Did Not Respond

13 Kermit L. Waters (NV Bar No. 2571)

George F. Ogilvie III (NV Bar No. 3552)

14 James J. Leavitt (NV Bar No. 6032)

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(Admitted pro hac vice)

Lauren M. Tarpey (CA Bar No. 321775)

(Admitted pro hac vice)

396 Hayes Street

San Francisco, California 94102

Attorneys for City of Las Vegas

19 **Attorneys for Plaintiffs Landowners**

From: [Autumn Waters](#)
To: [Sandy Guerra](#)
Subject: FW: 35 acres - Proposed Orders on Costs and Taxes
Date: Wednesday, January 26, 2022 10:18:58 AM
Attachments: [Order Re Retax Costs.docx](#)
[Order Granting Motion to Reimburse Taxes.docx](#)

From: Autumn Waters
Sent: Friday, January 21, 2022 11:40 AM
To: 'gogilvie@mcdonaldcarano.com' <gogilvie@mcdonaldcarano.com>;
'cmolina@mcdonaldcarano.com' <cmolina@mcdonaldcarano.com>
Cc: James Leavitt <jim@kermittwaters.com>; Elizabeth Ham (EHB Companies)
<eham@ehbcompanies.com>
Subject: 35 acres - Proposed Orders on Costs and Taxes

Hi George,

Attached for your review are the following proposed orders:

ORDER GRANTING IN PART AND DENYING IN PART THE CITY OF LAS VEGAS' MOTION TO
RETAX MEMORANDUM OF COSTS

ORDER GRANTING PLAINTIFFS LANDOWNERS' MOTION FOR REIMBURSEMENT OF PROPERTY
TAXES

Please let me know if I have your permission to attached your electronic signature to these proposed orders by Monday as we intend to submit them to the Court for signature first thing Tuesday morning.

Thank you and have a great weekend.

[Autumn Waters, Esq.](#)
[Law Offices of Kermitt L. Waters](#)
[704 South Ninth Street](#)
[Las Vegas Nevada 89101](#)
[tel: \(702\) 733-8877](#)
[fax: \(702\) 731-1964](#)

This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail and any attachments thereto, is strictly prohibited. If you have received this e-mail in error, please immediately notify me at (702) 733-8877 and permanently delete the original and any copy of any e-mail and any printout thereof.

RA 05577

Further information about the firm will be provided upon request.

1 **CSERV**

2
3 DISTRICT COURT
4 CLARK COUNTY, NEVADA

5
6 180 Land Company LLC,
7 Petitioner(s)

CASE NO: A-17-758528-J

8 vs.

DEPT. NO. Department 16

9 Las Vegas City of,
10 Respondent(s)

11 **AUTOMATED CERTIFICATE OF SERVICE**

12
13 This automated certificate of service was generated by the Eighth Judicial District
14 Court. The foregoing Order was served via the court's electronic eFile system to all
recipients registered for e-Service on the above entitled case as listed below:

15 Service Date: 2/16/2022

16 Jeffry Dorocak	jdorocak@lasvegasnevada.gov
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Attorneys for Plaintiffs Landowners

DISTRICT COURT

CLARK COUNTY, NEVADA

180 LAND CO., LLC, a Nevada limited liability company, FORE STARS Ltd., DOE INDIVIDUALS I through X, ROE CORPORATIONS I through X, and ROE LIMITED LIABILITY COMPANIES I through X,

Plaintiffs,

vs.

CITY OF LAS VEGAS, political subdivision of the State of Nevada, ROE government entities I through X, ROE CORPORATIONS I through X, ROE INDIVIDUALS I through X, ROE LIMITED LIABILITY COMPANIES I through X, ROE quasi-governmental entities I through X,

Defendant.

Case No.: A-17-758528-J

Dept. No.: XVI

**ORDER GRANTING PLAINTIFF
LANDOWNERS' MOTION FOR
ATTORNEY FEES IN PART AND
DENYING IN PART**

Date of Hearing: February 3, 2022

Time of Hearing: 1:30 p.m.

Plaintiff Landowners' Motion for Attorney Fees, having come before the Court on February 3, 2022, James J. Leavitt, Esq. of the Law Offices of Kermitt L Waters and Plaintiff

1 Landowners' in-house counsel Elizabeth Ghanem, Esq. appearing on behalf of Plaintiff
2 Landowners 180 Land Co and Fore Stars. ("Landowners"), George F. Ogilvie III, Esq. and
3 Christopher Molina, Esq. of McDonald Carano LLP and Andrew W. Schwartz, Esq. of Shute
4 Mihaly and Weinberger LLP appearing on behalf of the City of Las Vegas ("City").

5 The Court having reviewed the papers and pleadings on file, heard argument of counsel,
6 and for good cause appearing hereby finds and orders as follows:

7
8 The Landowners moved for an award of attorney fees pursuant to the Uniform Relocation
9 Assistance and Real Property Acquisition Act ("Relocation Act") which Nevada has adopted in its
10 entirety pursuant to NRS 342.105; *see also McCarran Int'l Airport v. Sisolak*, 122 Nev. 645, 673
11 (2006) and *Tien Fu Hsu v. County of Clark*, 123 Nev. 625, 637 (2007); 2) the Nevada Constitution
12 Article 1, Section 22 (4); and, 3) NRS 18.010(2)(b).

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14 **A. The Relocation Act Provides for the Reimbursement of Attorney Fees**

15 The Relocation Act provides that an owner shall be "reimbursed for any reasonable
16 expenses, including reasonable attorney...fees, which the owner actually incurred because of a
17 condemnation proceeding" when, "[t]he court having jurisdiction renders a judgment in favor of
18 the owner in an inverse condemnation proceeding" 49 CFR § 24.107(c)(2020); NRS 342.105. The
19 Nevada Supreme Court has held that "[t]he Relocation Act requires that a state government entity
20 receiving federal funds institute formal condemnation proceedings to acquire any interest in real
21 property by exercising the power of eminent domain" and, if not, Nevada landowners may bring
22 inverse condemnation claims and "may recover attorney fees and costs if they succeed in an
23 inverse condemnation claim against the government." *Sisolak*, at 673. Here, the Landowners have
24 established that the City inversely condemned their property and therefore may recover their
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1 reasonable attorney fees actually incurred pursuant to the Relocation Act, NRS 342.105 and
2 *Sisolak*.

3 The City argued that the Landowners had to establish a nexus between federal funds and
4 the project which took the Landowners' Property to recover attorney fees under the Relocation
5 Act. Insofar as a Nevada landowner may be required to show that the taking agency receives
6 federal funds to recover attorney fees under the Relocation Act or that the taking program receives
7 federal funds to recover attorney fees under the Relocation Act, the Landowners have established
8 both. The City receives federal funds generally and the City receives federal funds for its parks,
9 recreation and open space program, the program for which the City took the Landowners'
10 Property. *See Landowners' Mot. at Exhibits 12-16. Exhibit 12, screenshot of the City's Website*
11 *stating the City receives federal funds; Exhibit 13, the City's 2050 Master Plan where the City*
12 *details how it receives federal funds, specifically for parks and open space, see ATTY FEE MOT*
13 *0226; Exhibit 14, the City's SNPLMA Projects (SNPLMA is a federal grant program where federal*
14 *dollars are given to the City for Parks and Open Space); Exhibit 15, the City's 2017 Budget*
15 *detailing federal dollars received; Exhibit 16, City's 2021 Budget detailing federal dollars*
16 *received.* The Landowners are entitled to reimbursement of their reasonable attorney fees under
17 the Relocation Act.
18
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20

21 **B. Article 1, Section 22 Provides for the Reimbursement of Attorney Fees**

22 The Landowners also moved for attorney fees under the Nevada Constitution Article 1,
23 Section 22 (4). The Nevada constitution provides, "[i]n all eminent domain actions, just
24 compensation shall be defined as that sum of money, necessary to place the property owner back
25 in the same position, monetarily, without any governmental offsets, as if the property had never
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1 been taken.” Nev. Const. Art I § 22(4).¹ The Constitution further provides that “Just compensation
2 shall include, but is not limited to, compounded interest and all reasonable costs and expenses
3 actually incurred.” Nev. Const. Art I § 22(4) (emphasis added). Attorney fees are expenses
4 actually incurred. When interpreting constitutional provisions, the normal and ordinary meaning
5 of words must be utilized. *Strickland v. Waymire*, 126 Nev. 230, 234 (2010). The normal and
6 ordinary meaning of the word “*expense*,” include “the amount of money that is needed to pay for
7 or buy something” and “something on which money is spent.” [http://www.merriam-](http://www.merriam-webster.com/dictionary/expense)
8 [webster.com/dictionary/expense](http://www.merriam-webster.com/dictionary/expense). These normal and ordinary meanings of “*expense*” includes the
9 amount of money needed to pay for legal counsel. To the extent there is any question about the
10 normal and ordinary meaning of the language in an initiative petition, the Argument Opposing
11 Passage in the Sample Ballot specifically informed Nevada Voters in 2006 and 2008 that “Further,
12 we believe **taxpayers may have to pay all lawyers fees** and court expenses for any legal actions
13 brought by private parties on eminent domain!” (Bold added, “!” in original text). See
14 Landowners’ Motion *Exhibit 9*, p. 11 and *Exhibit 10*, p. 7. The Landowners are entitled to their
15 attorney fees actually incurred pursuant to Article 1 Section 22(4).
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19 **C. NRS 18.010(2)(b) Provides of Attorney Fees to the Prevailing Party**

20 The Landowners also moved for attorney fees under NRS 18.010(2)(b) which also provides
21 for the award of attorney fees to the prevailing party “when the court finds that the claim,
22 counterclaim, cross-claim or third-party complaint or defense of the opposing party was brought
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26 ¹ Consistent with long standing Nevada law, in *Nevadans for the Prot. Of Prop. Rights v. Heller*,
27 122 Nev. 894, 908, 141 P.3d 1235, 1244-1245 (2006), the Nevada Supreme Court acknowledged
28 that Article 1 § 22 would apply to inverse condemnation actions. See also *Clark County v. Alper*,
100 Nev. 382, 395 (1984); *Argier v. Nevada Power Co.*, 114 Nev. 137, fn 2, 952 P.2d 1390 (1998).

1 or maintained without reasonable ground or to harass the prevailing party.” The Court finds that,
2 given the record of this case, it is also appropriate to award attorney fees pursuant to NRS
3 18.010(2)(b).

4 **D. Calculation of Attorney Fees**

5 Pursuant to *Tien Fu Hsu v. County of Clark*, 123 Nev. 625, 637 (2007), attorney fees shall
6 be calculated based on the Lodestar analysis which requires “multiply the number of hours
7 reasonably spent on the case by a reasonable hourly rate.” *Id.*, at 637. The Landowners’ counsel
8 provided affidavits pursuant to NRCP Rule 54(d)(2)(B)(v)(a) “swearing that the fees were actually
9 and necessarily incurred and were reasonable.” The affidavits further provide that the
10 Landowners’ counsel have charged a rate of \$450 from August of 2017 up to May 31, 2019, and
11 a rate of \$675 per hour thereafter. The attorney hours submitted by Landowners’ counsel from
12 August of 2017 to February of 2022 totaled 3,906.91.
13

14 The Court finds the hours submitted by Landowners’ counsel to be reasonable and actually
15 incurred based on the affidavits of Landowners’ counsel, the record in the case, the complexity of
16 the case, the amount of work required in the case, and the fact that the City’s private attorneys
17 have billed the City for more hours than the Landowners’ counsel. *Landowners’ Reply at 8 and*
18 *Exhibit 18, 18a and 18b.*
19

20 The Court further finds that the rates of \$450 and \$675 per hour are reasonable based on
21 the specialized nature of this action, the skill and expertise of Landowners’ counsel, the rate in the
22 community (i.e. the City’s counsel charged the City \$550 per hour *Exhibit 17*, which the City did
23 not contest is a government rate known to be lower than the normal rate charged), the level of
24 difficulty and difficult nature of the case, the importance of the matters litigated, the large spread
25 in the damage calculation between the parties, the work performed and time needed to perform the
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work, as well as the success of Landowners' counsel in this case. *See Landowners' motion for attorney fees pp. 11-26.*

The Landowners have also submitted for reimbursement of the Attorney's legal assistant fees which were also actually and reasonably incurred. The hours for the legal assistants total 1,063.93 and the Landowners submitted for these hours to be reimbursed at the actually incurred rate of \$50.00. There was no objection to the reasonableness of this time or rate.

To follow is a breakdown of the hours and rate for Landowners' counsel and legal assistants

Attorney hours from August 2017 to May 31, 2019

984.93 at \$450 = \$443,218.50

Attorney hours from June 1, 2019 to October 31, 2021

2,551.32 at \$675 = \$1,722,141.00

Attorney hours from November 1, 2021 – January 25, 2022

320.66 at \$675 = \$216,445.50

Attorney hours from January 26, 2022-February 3, 2022

50 at \$675 = \$33,750.00

Total Attorney Fees actually incurred = \$2,415,555.00

Legal Assistants hours August 2017- January 25, 2022

1,041.63 x \$50.00 = \$52,081.50

Legal Assistants hours from January 26, 2022 to February 3, 2022

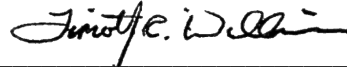
22.3 at \$50 = \$1,115.00

Total Legal Assistants Fees actually incurred= \$53,196.50

The Landowners also moved for an upward adjustment of attorney fees pursuant to 12 Hsu Factors. *Tien Fu Hsu v. County of Clark*, 123 Nev. 625, 637 (2007). The Court declines to make such an adjustment.

THEREFORE, IT IS HEREBY ORDERED THAT The Plaintiff Landowners' Motion for Attorney Fees is **GRANTED in part** as to the attorney fees actually incurred and **DENIED in part**, as to an upward adjustment. The Landowners shall receive an award of their attorney fees actually incurred totaling \$2,415,555.00 and legal assistant fees actually incurred totaling \$53,196.50 for a total of \$2,468,751.50.

Dated this 18th day of February, 2022



MH

CAB 6B7 762F BC96
Timothy C. Williams
District Court Judge

Submitted By:

Content Reviewed and Approved by:

LAW OFFICES OF KERMITT L. WATERS

McDONALD CARANO LLP

By: /s/ Autumn L. Waters

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Autumn L. Waters (NV Bar No. 8917)
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Attorneys for City of Las Vegas

From: [Autumn Waters](#)
To: [George F. Ogilvie III](#); [Christopher Molina](#); [James Leavitt](#); [Sandy Guerra](#)
Subject: 35 acre Proposed Order Granting Attorney Fees in part
Date: Tuesday, February 8, 2022 11:52:23 AM
Attachments: [Order Granting Motion for Attorney Fees in part.docx](#)

Hi George,

Attached hereto is the proposed ORDER GRANTING PLAINTIFF LANDOWNERS' MOTION FOR ATTORNEY FEES IN PART AND DENYING IN PART for your review. Please let me know if I have your permission to attached your electronic signature by Thursday, as I would like to submit the order on Friday. Thank you

[Autumn Waters, Esq.](#)
[Law Offices of Kermitt L. Waters](#)
[704 South Ninth Street](#)
[Las Vegas Nevada 89101](#)
[tel: \(702\) 733-8877](#)
[fax: \(702\) 731-1964](#)

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RA 05589

1 **CSERV**

2
3 DISTRICT COURT
4 CLARK COUNTY, NEVADA

5
6 180 Land Company LLC,
7 Petitioner(s)

CASE NO: A-17-758528-J

8 vs.

DEPT. NO. Department 16

9 Las Vegas City of,
10 Respondent(s)

11 **AUTOMATED CERTIFICATE OF SERVICE**

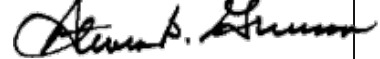
12
13 This automated certificate of service was generated by the Eighth Judicial District
14 Court. The foregoing Order was served via the court's electronic eFile system to all
recipients registered for e-Service on the above entitled case as listed below:

15 Service Date: 2/18/2022

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Attorneys for Plaintiff Landowners

DISTRICT COURT

CLARK COUNTY, NEVADA

180 LAND CO., LLC, a Nevada limited liability
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LIMITED LIABILITY COMPANIES I through
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Plaintiffs,

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Defendant.

Case No.: A-17-758528-J

Dept. No.: XVI

NOTICE OF ENTRY OF:

**ORDER GRANTING PLAINTIFF
LANDOWNERS' MOTION FOR
ATTORNEY FEES IN PART AND
DENYING IN PART**

Hearing Date: February 3, 2022

Hearing Time: 1:30 p.m.

PLEASE TAKE NOTICE that the Order Granting Plaintiff Landowners' Motion for
Attorney Fees in Part and Denying in Part ("Order") was entered on the 18th day of February, 2022.

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A copy of the Order is attached hereto.

DATED this 22nd day of February, 2022.

LAW OFFICES OF KERMITT L. WATERS

/s/Autumn L. Waters
Kermitt L. Waters, Esq. (NSB 2571)
James J. Leavitt, Esq. (NSB 6032)
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Attorneys for Plaintiffs Landowners

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22 The Landowners also moved for attorney fees under the Nevada Constitution Article 1,
23 Section 22 (4). The Nevada constitution provides, "[i]n all eminent domain actions, just
24 compensation shall be defined as that sum of money, necessary to place the property owner back
25 in the same position, monetarily, without any governmental offsets, as if the property had never
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1 been taken.” Nev. Const. Art I § 22(4).¹ The Constitution further provides that “Just compensation
2 shall include, but is not limited to, compounded interest and all reasonable costs and expenses
3 actually incurred.” Nev. Const. Art I § 22(4) (emphasis added). Attorney fees are expenses
4 actually incurred. When interpreting constitutional provisions, the normal and ordinary meaning
5 of words **must** be utilized. *Strickland v. Waymire*, 126 Nev. 230, 234 (2010). The normal and
6 ordinary meaning of the word “*expense*,” include “the amount of money that is needed to pay for
7 or buy something” and “something on which money is spent.” [http://www.merriam-](http://www.merriam-webster.com/dictionary/expense)
8 [webster.com/dictionary/expense](http://www.merriam-webster.com/dictionary/expense). These normal and ordinary meanings of “*expense*” includes the
9 amount of money needed to pay for legal counsel. To the extent there is any question about the
10 normal and ordinary meaning of the language in an initiative petition, the Argument Opposing
11 Passage in the Sample Ballot specifically informed Nevada Voters in 2006 and 2008 that “Further,
12 we believe **taxpayers may have to pay all lawyers fees** and court expenses for any legal actions
13 brought by private parties on eminent domain!” (Bold added, “!” in original text). See
14 Landowners’ Motion *Exhibit 9*, p. 11 and *Exhibit 10*, p. 7. The Landowners are entitled to their
15 attorney fees actually incurred pursuant to Article 1 Section 22(4).
16
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18

19 **C. NRS 18.010(2)(b) Provides of Attorney Fees to the Prevailing Party**

20 The Landowners also moved for attorney fees under NRS 18.010(2)(b) which also provides
21 for the award of attorney fees to the prevailing party “when the court finds that the claim,
22 counterclaim, cross-claim or third-party complaint or defense of the opposing party was brought
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26 ¹ Consistent with long standing Nevada law, in *Nevadans for the Prot. Of Prop. Rights v. Heller*,
27 122 Nev. 894, 908, 141 P.3d 1235, 1244-1245 (2006), the Nevada Supreme Court acknowledged
28 that Article 1 § 22 would apply to inverse condemnation actions. See also *Clark County v. Alper*,
100 Nev. 382, 395 (1984); *Argier v. Nevada Power Co.*, 114 Nev. 137, fn 2, 952 P.2d 1390 (1998).

1 or maintained without reasonable ground or to harass the prevailing party.” The Court finds that,
2 given the record of this case, it is also appropriate to award attorney fees pursuant to NRS
3 18.010(2)(b).

4 **D. Calculation of Attorney Fees**

5 Pursuant to *Tien Fu Hsu v. County of Clark*, 123 Nev. 625, 637 (2007), attorney fees shall
6 be calculated based on the Lodestar analysis which requires “multiply the number of hours
7 reasonably spent on the case by a reasonable hourly rate.” *Id.*, at 637. The Landowners’ counsel
8 provided affidavits pursuant to NRCP Rule 54(d)(2)(B)(v)(a) “swearing that the fees were actually
9 and necessarily incurred and were reasonable.” The affidavits further provide that the
10 Landowners’ counsel have charged a rate of \$450 from August of 2017 up to May 31, 2019, and
11 a rate of \$675 per hour thereafter. The attorney hours submitted by Landowners’ counsel from
12 August of 2017 to February of 2022 totaled 3,906.91.
13

14 The Court finds the hours submitted by Landowners’ counsel to be reasonable and actually
15 incurred based on the affidavits of Landowners’ counsel, the record in the case, the complexity of
16 the case, the amount of work required in the case, and the fact that the City’s private attorneys
17 have billed the City for more hours than the Landowners’ counsel. *Landowners’ Reply at 8 and*
18 *Exhibit 18, 18a and 18b.*
19

20 The Court further finds that the rates of \$450 and \$675 per hour are reasonable based on
21 the specialized nature of this action, the skill and expertise of Landowners’ counsel, the rate in the
22 community (i.e. the City’s counsel charged the City \$550 per hour *Exhibit 17*, which the City did
23 not contest is a government rate known to be lower than the normal rate charged), the level of
24 difficulty and difficult nature of the case, the importance of the matters litigated, the large spread
25 in the damage calculation between the parties, the work performed and time needed to perform the
26
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work, as well as the success of Landowners' counsel in this case. *See Landowners' motion for attorney fees pp. 11-26.*

The Landowners have also submitted for reimbursement of the Attorney's legal assistant fees which were also actually and reasonably incurred. The hours for the legal assistants total 1,063.93 and the Landowners submitted for these hours to be reimbursed at the actually incurred rate of \$50.00. There was no objection to the reasonableness of this time or rate.

To follow is a breakdown of the hours and rate for Landowners' counsel and legal assistants

Attorney hours from August 2017 to May 31, 2019

984.93 at \$450 = \$443,218.50

Attorney hours from June 1, 2019 to October 31, 2021

2,551.32 at \$675 = \$1,722,141.00

Attorney hours from November 1, 2021 – January 25, 2022

320.66 at \$675 = \$216,445.50

Attorney hours from January 26, 2022-February 3, 2022

50 at \$675 = \$33,750.00

Total Attorney Fees actually incurred = \$2,415,555.00

Legal Assistants hours August 2017- January 25, 2022

1,041.63 x \$50.00 = \$52,081.50

Legal Assistants hours from January 26, 2022 to February 3, 2022

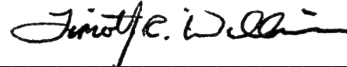
22.3 at \$50 = \$1,115.00

Total Legal Assistants Fees actually incurred= \$53,196.50

The Landowners also moved for an upward adjustment of attorney fees pursuant to 12 Hsu Factors. *Tien Fu Hsu v. County of Clark*, 123 Nev. 625, 637 (2007). The Court declines to make such an adjustment.

THEREFORE, IT IS HEREBY ORDERED THAT The Plaintiff Landowners' Motion for Attorney Fees is **GRANTED in part** as to the attorney fees actually incurred and **DENIED in part**, as to an upward adjustment. The Landowners shall receive an award of their attorney fees actually incurred totaling \$2,415,555.00 and legal assistant fees actually incurred totaling \$53,196.50 for a total of \$2,468,751.50.

Dated this 18th day of February, 2022



MH

CAB 6B7 762F BC96
Timothy C. Williams
District Court Judge

Submitted By:

Content Reviewed and Approved by:

LAW OFFICES OF KERMIT L. WATERS

McDONALD CARANO LLP

By: /s/ Autumn L. Waters

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Attorneys for City of Las Vegas

From: [Autumn Waters](#)
To: [George F. Ogilvie III](#); [Christopher Molina](#); [James Leavitt](#); [Sandy Guerra](#)
Subject: 35 acre Proposed Order Granting Attorney Fees in part
Date: Tuesday, February 8, 2022 11:52:23 AM
Attachments: [Order Granting Motion for Attorney Fees in part.docx](#)

Hi George,

Attached hereto is the proposed ORDER GRANTING PLAINTIFF LANDOWNERS' MOTION FOR ATTORNEY FEES IN PART AND DENYING IN PART for your review. Please let me know if I have your permission to attached your electronic signature by Thursday, as I would like to submit the order on Friday. Thank you

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RA 05603

1 **CSERV**

2
3 DISTRICT COURT
4 CLARK COUNTY, NEVADA

5
6 180 Land Company LLC,
7 Petitioner(s)

CASE NO: A-17-758528-J

8 vs.

DEPT. NO. Department 16

9 Las Vegas City of,
10 Respondent(s)

11 **AUTOMATED CERTIFICATE OF SERVICE**

12
13 This automated certificate of service was generated by the Eighth Judicial District
14 Court. The foregoing Order was served via the court's electronic eFile system to all
recipients registered for e-Service on the above entitled case as listed below:

15 Service Date: 2/18/2022

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Attorneys for Plaintiffs Landowners

DISTRICT COURT

CLARK COUNTY, NEVADA

180 LAND CO., LLC, a Nevada limited liability company, FORE STARS Ltd., DOE INDIVIDUALS I through X, ROE CORPORATIONS I through X, and ROE LIMITED LIABILITY COMPANIES I through X,

Plaintiffs,

vs.

CITY OF LAS VEGAS, political subdivision of the State of Nevada, ROE government entities I through X, ROE CORPORATIONS I through X, ROE INDIVIDUALS I through X, ROE LIMITED LIABILITY COMPANIES I through X, ROE quasi-governmental entities I through X,

Defendant.

Case No.: A-17-758528-J

Dept. No.: XVI

ORDER DENYING CITY OF LAS VEGAS' MOTION TO AMEND JUDGMENT (Rules 59(e) and 60(b)) AND STAY OF EXECUTION

Date of Hearing: February 11, 2022

Time of Hearing: 1:15 p.m.

The City of Las Vegas' Motion to Amend Judgment (Rules 59(e) and 60(b)) and Stay of Execution, having come before the Court on February 11, 2022, James J. Leavitt, Esq. of the Law

1 Offices of Kermitt L Waters and Plaintiff Landowners' in-house counsel Elizabeth Ghanem, Esq.
2 appearing on behalf of Plaintiff Landowners 180 Land Co and Fore Stars. ("Landowners"), George
3 F. Ogilvie III, Esq. and Christopher Molina, Esq. of McDonald Carano LLP and Andrew W.
4 Schwartz, Esq. of Shute Mihaly and Weinberger LLP appearing on behalf of the City of Las Vegas
5 ("City").
6

7 The Court having reviewed the papers and pleadings on file, heard argument of counsel,
8 and for good cause appearing hereby finds and orders as follows:

9 The Nevada Supreme Court has held that "Inverse condemnation proceedings are the
10 constitutional equivalent to eminent domain actions and are governed by the same rules and
11 principles that are applied to formal condemnation proceedings." County of Clark v. Alper, 100
12 Nev 382, 391 (1984) (emphasis added). This has been the law in Nevada since 1984 and the Nevada
13 Supreme Court has reaffirmed this law numerous times since then.
14

15 Therefore, this Court will follow the statutory mandate as provided in Nevada's eminent
16 domain statutes, NRS Chapter 37, to resolve the pending matter in this inverse condemnation case.
17

18 This Court has previously entered findings of fact and conclusions of law that the City took
19 by inverse condemnation the Landowners' 35 Acre Property and must, accordingly, pay just
20 compensation.
21

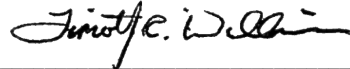
22 NRS 37.160 provides the procedure for passing title to the City of Las Vegas through a final
23 order of condemnation once the sums assessed against the City are paid to the Landowners.
24 Therefore, once the City pays the sums assessed in this matter to the Landowners, this Court will
25 enter a final order of condemnation as provided in NRS 37.160.
26
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1 This Court further finds that the Landowners have reversionary rights to the 35 Acre
2 Property as set forth in NRS 37.270 and article 1, section 22 (1) and (6) of the Nevada State
3 Constitution. These reversionary rights shall be set forth in the final order of condemnation.

4 The Court has previously denied the City's motion to stay execution and the City has
5 provided no facts or law to revisit or reconsider that prior ruling.
6

7 Based on the foregoing, **IT IS HEREBY ORDERED THAT** the City of Las Vegas Motion
8 to Amend Judgement (Rules 59(e) and 60(b)) and Stay of Execution is **DENIED** and, once the City
9 pays the sums assessed in this matter to the Landowners, the Court will enter a final order of
10 condemnation as provided herein.

11 Dated this 25th day of February, 2022

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14 338 491 34BF 1C81
15 Timothy C. Williams
16 District Court Judge

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Submitted By:

LAW OFFICES OF KERMIT L. WATERS

By: /s/ James J. Leavitt, Esq.
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James J. Leavitt (NV Bar No. 6032)
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Attorneys for Plaintiffs Landowners

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Attorneys for City of Las Vegas

From: [James Leavitt](#)
To: [George F. Ogilvie III](#); [Christopher Molina](#)
Cc: [Autumn Waters](#); [Sandy Guerra](#)
Subject: Proposed Order - Friday Hearing on City Motion to Amend
Date: Saturday, February 12, 2022 8:27:34 AM
Attachments: [Order Denying CLV Motion to Amend Judgment.docx](#)

George:

Attached hereto is the proposed order from the hearing on the City's motion to amend.

Please review and let me know of any changes. We intend to send to the Court Wednesday morning.

Thank you and have a good weekend,
Jim

Jim Leavitt, Esq.
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RA 05611

1 **CSERV**

2
3 DISTRICT COURT
4 CLARK COUNTY, NEVADA

5
6 180 Land Company LLC,
7 Petitioner(s)

CASE NO: A-17-758528-J

8 vs.

DEPT. NO. Department 16

9 Las Vegas City of,
10 Respondent(s)

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Jennifer Knighton

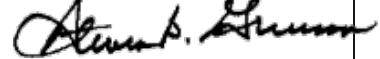
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Attorneys for Plaintiff Landowners

DISTRICT COURT

CLARK COUNTY, NEVADA

180 LAND CO., LLC, a Nevada limited liability
company, FORE STARS Ltd., DOE
INDIVIDUALS I through X, ROE
CORPORATIONS I through X, and ROE
LIMITED LIABILITY COMPANIES I through
X,

Plaintiffs,

vs.

CITY OF LAS VEGAS, political subdivision of
the State of Nevada, ROE government entities I
through X, ROE CORPORATIONS I through X,
ROE INDIVIDUALS I through X, ROE
LIMITED LIABILITY COMPANIES I through
X, ROE quasi-governmental entities I through X,

Defendant.

Case No.: A-17-758528-J

Dept. No.: XVI

NOTICE OF ENTRY OF:

**ORDER DENYING CITY OF LAS
VEGAS' MOTION TO AMEND
JUDGMENT (Rules 59(e) and 60(b)) AND
STAY OF EXECUTION**

Hearing Date: February 11, 2022

Hearing Time: 1:15 p.m.

PLEASE TAKE NOTICE that the Order Denying City of Las Vegas' Motion to Amend
Judgment (Rules 59(e) and 60(b)) and Stay of Execution ("Order") was entered on the 25th day of
February, 2022.

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A copy of the Order is attached hereto.

DATED this 28th day of February, 2022.

LAW OFFICES OF KERMITT L. WATERS

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CLARK COUNTY, NEVADA

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INDIVIDUALS I through X, ROE
CORPORATIONS I through X, and ROE
LIMITED LIABILITY COMPANIES I through
X,

Plaintiffs,

vs.

CITY OF LAS VEGAS, political subdivision of
the State of Nevada, ROE government entities I
through X, ROE CORPORATIONS I through X,
ROE INDIVIDUALS I through X, ROE
LIMITED LIABILITY COMPANIES I through
X, ROE quasi-governmental entities I through X,

Defendant.

Case No.: A-17-758528-J

Dept. No.: XVI

**ORDER DENYING CITY OF LAS
VEGAS' MOTION TO AMEND
JUDGMENT (Rules 59(e) and 60(b)) AND
STAY OF EXECUTION**

Date of Hearing: February 11, 2022

Time of Hearing: 1:15 p.m.

The City of Las Vegas' Motion to Amend Judgment (Rules 59(e) and 60(b)) and Stay of
Execution, having come before the Court on February 11, 2022, James J. Leavitt, Esq. of the Law

1 Offices of Kermitt L Waters and Plaintiff Landowners' in-house counsel Elizabeth Ghanem, Esq.
2 appearing on behalf of Plaintiff Landowners 180 Land Co and Fore Stars. ("Landowners"), George
3 F. Ogilvie III, Esq. and Christopher Molina, Esq. of McDonald Carano LLP and Andrew W.
4 Schwartz, Esq. of Shute Mihaly and Weinberger LLP appearing on behalf of the City of Las Vegas
5 ("City").
6

7 The Court having reviewed the papers and pleadings on file, heard argument of counsel,
8 and for good cause appearing hereby finds and orders as follows:

9 The Nevada Supreme Court has held that "Inverse condemnation proceedings are the
10 constitutional equivalent to eminent domain actions and are governed by the same rules and
11 principles that are applied to formal condemnation proceedings." County of Clark v. Alper, 100
12 Nev 382, 391 (1984) (emphasis added). This has been the law in Nevada since 1984 and the Nevada
13 Supreme Court has reaffirmed this law numerous times since then.
14

15 Therefore, this Court will follow the statutory mandate as provided in Nevada's eminent
16 domain statutes, NRS Chapter 37, to resolve the pending matter in this inverse condemnation case.
17

18 This Court has previously entered findings of fact and conclusions of law that the City took
19 by inverse condemnation the Landowners' 35 Acre Property and must, accordingly, pay just
20 compensation.
21

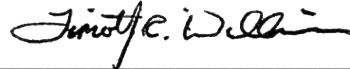
22 NRS 37.160 provides the procedure for passing title to the City of Las Vegas through a final
23 order of condemnation once the sums assessed against the City are paid to the Landowners.
24 Therefore, once the City pays the sums assessed in this matter to the Landowners, this Court will
25 enter a final order of condemnation as provided in NRS 37.160.
26
27
28

1 This Court further finds that the Landowners have reversionary rights to the 35 Acre
2 Property as set forth in NRS 37.270 and article 1, section 22 (1) and (6) of the Nevada State
3 Constitution. These reversionary rights shall be set forth in the final order of condemnation.

4 The Court has previously denied the City's motion to stay execution and the City has
5 provided no facts or law to revisit or reconsider that prior ruling.
6

7 Based on the foregoing, **IT IS HEREBY ORDERED THAT** the City of Las Vegas Motion
8 to Amend Judgement (Rules 59(e) and 60(b)) and Stay of Execution is **DENIED** and, once the City
9 pays the sums assessed in this matter to the Landowners, the Court will enter a final order of
10 condemnation as provided herein.

11 Dated this 25th day of February, 2022

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14 338 491 34BF 1C81
15 Timothy C. Williams
16 District Court Judge

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Submitted By:

LAW OFFICES OF KERMIT L. WATERS

By: /s/ James J. Leavitt, Esq.
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Las Vegas, NV 89117

Attorneys for Plaintiffs Landowners

Content Reviewed and Approved by:

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From: [James Leavitt](#)
To: [George F. Ogilvie III](#); [Christopher Molina](#)
Cc: [Autumn Waters](#); [Sandy Guerra](#)
Subject: Proposed Order - Friday Hearing on City Motion to Amend
Date: Saturday, February 12, 2022 8:27:34 AM
Attachments: [Order Denying CLV Motion to Amend Judgment.docx](#)

George:

Attached hereto is the proposed order from the hearing on the City's motion to amend.

Please review and let me know of any changes. We intend to send to the Court Wednesday morning.

Thank you and have a good weekend,
Jim

Jim Leavitt, Esq.
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RA 05622

1 **CSERV**

2
3 DISTRICT COURT
4 CLARK COUNTY, NEVADA

5
6 180 Land Company LLC,
7 Petitioner(s)

CASE NO: A-17-758528-J

8 vs.

DEPT. NO. Department 16

9 Las Vegas City of,
10 Respondent(s)

11 **AUTOMATED CERTIFICATE OF SERVICE**

12
13 This automated certificate of service was generated by the Eighth Judicial District
14 Court. The foregoing Order was served via the court's electronic eFile system to all
recipients registered for e-Service on the above entitled case as listed below:

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RA 05623

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