

1 Evan D. Schwab, Esq.
2 Nevada Bar No. 10984
3 **SCHWAB LAW FIRM PLLC**
4 7455 Arroyo Crossing Parkway, Suite 220
5 Las Vegas, NV 89113
6 E: evan@schwablawnv.com
7 T: 702-761-6438

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May 15 2026 11:30 PM
Elizabeth A. Brown
Clerk of Supreme Court

8 *Attorneys for Appellant Nevada Rural Preservation Alliance*

9 **IN THE SUPREME COURT OF THE STATE OF NEVADA**

10 NEVADA RURAL PRESERVATION
11 ALLIANCE,

Appellant,

12 vs.

13 CITY OF LAS VEGAS,

14 Respondent.

No. 90456

Dist. A-24-899510-J

**Motion to Withdraw as
Attorney for Appellant &
Motion to Extend Time for
Filing of Opening Brief
and Appendix to Opening
Brief**

17 NEVADA RURAL PRESERVATION
18 ALLIANCE,

19 Appellant,

20 vs.

21 CITY OF LAS VEGAS,

22 Respondent.

No. 91679

Dist. A-24-899510-J

**Motion to Withdraw as
Attorney for Appellant &
Motion to Extend Time for
Filing of Opening Brief**

23 Schwab Law Firm PLLC ("SLF") and Attorney Evan Schwab file their
24 Motion to Withdraw as Attorney for Appellant & Motion to Extend Time for
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1 Filing of Opening Brief ("Motion"). This Motion is based upon the papers
2 and pleadings on file herein.

3 4 **Points and Authorities**

5 **Introduction and Statement of Facts**

6 Schwab Law Firm PLLC ("SLF") and Attorney Evan Schwab are
7 attorneys of record for Appellant Nevada Rural Preservation Alliance
8 ("Appellant") in Nevada Supreme Court Case Nos. 90456 and 91679. SLF
9 and Attorney Schwab are requesting an Order from the Court to withdraw
10 as attorneys for Appellant and that Appellant (an entity not an individual)
11 be given an extension of up and until Monday June 16, 2026 to retain new
12 counsel, file the Opening Brief, and file the Opening Appendix.
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16 Nevada Supreme Court ("NVSC") Case No. 90456 was initiated by the
17 filing of a Notice of Appeal on April 10, 2026 in Clark County District Court
18 Case No. A-24-899510-J. NVSC 91679 was initiated by the filing of a Notice
19 of Appeal on November 25, 2025 in the same Clark County District Court
20 Case. The Court entered the Order Consolidating Appeals on March 9, 2026
21 directing that the Opening Brief and Appendix to Opening Brief be filed in
22 one singular Opening Brief and Appendix. The Opening Brief and Appendix
23 to Opening Brief are due presently due on or before May 15, 2026 under the
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1 terms of the Stipulation to Extend Briefing Deadlines on Opening Brief and
2 Opening Appendix which was filed on April 23, 2026.

3 The last known contact information for Appellant Nevada Rural
4 Preservation Alliance is as follows per the Nevada Secretary of State:
5

6 Nevada Rural Preservation Alliance

7 c/o David Roberts (Registered Agent)

8 401 Ryland Street, Suite 200A

9 Reno, Nevada 89502
10

11 Nevada Rural Preservation Alliance

12 Attention: Sue Kristensen, President

13 3172 N. Rainbow Blvd., #424

14 Las Vegas, Nevada 89108
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16 Legal Analysis

17 Nevada Rule of Appellate Procedure ("NRAP") 46 allows an attorney to
18 withdraw from representation of an appellant upon filing a Motion to
19 Withdraw and receiving permission from the Court to do the same. Under
20 Nevada Rules of Professional Conduct 1.16(b) a lawyer may withdraw from
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1 representation under including but not limited to the following
2 circumstances:

3 (a)The client insists upon taking action that the lawyer considers
4 repugnant or with which the lawyer has a fundamental disagreement.

5 (b)The client fails substantially to fulfill an obligation to the lawyer
6 regarding the lawyer's services and has been given reasonable
7 warning that the lawyer will withdraw unless the obligation is
8 fulfilled.

9 (c) The representation will result in unreasonable financial burden on the
10 lawyer or has been rendered unreasonably difficult by the client.

11 (d)Other good cause for withdrawal exists.

12 In the instant matter, Appellant Nevada Rural Preservation Alliance is not
13 an individual and entity representing the interests of a neighborhood and
14 neighbors. None of the remarks in this Motion are targeted at Sue
15 Kristensen who is the President of the same. In the instant appeals, all of
16 the above outlined conditions that would warrant an attorney withdrawing
17 their representation exist. Attorney Schwab and SLF wish to keep the
18 representations and remarks limited to this as to not prejudice a client, but
19 suffice to say Attorney Schwab and SLF do not recall ever filing a Motion to
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1 Withdraw in a Nevada Supreme Court Case before. Attorney Schwab and
2 SLF understand that these Motions are not lightly granted and presents
3 said Motion for considerations of importance. Attorney Schwab and SLF
4 have made much effort to resolve these conflicts prior to filing the instant
5 Motion.
6

7
8 The last known address and contact information for Appellant Nevada
9 Rural Preservation Alliance ("Appellant") is as follows:

10 Nevada Rural Preservation Alliance
11
12 c/o David Roberts (Registered Agent)
13
14 401 Ryland Street, Suite 200A
15
16 Reno, Nevada 89502

17 Nevada Rural Preservation Alliance
18
19 Attention: Sue Kristensen, President
20
21 3172 N. Rainbow Blvd., #424
22
23 Las Vegas, Nevada 89108

24 The existing deadline to file the Opening Brief and Appendix to Opening
25 Brief is presently May 15, 2026. Attorney Schwab and SLF are requesting
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1 that Appellant have up and until June 16, 2026 to retain new Counsel¹, file
2 the Opening Brief and Appendix to Opening Brief. NRAP 31 provides that
3 a Party or their Counsel may request an extension of time on a brief or
4 appendix via motion. Pursuant to NRAP 31(b)(3)(A), Attorney Schwab and
5 SLF provide the following information:
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- 7
- 8 (i) The Opening Brief and Appendix to Opening Brief were due on or
9 before April 24, 2026 as specified in the March 9, 2026 Order
10 Consolidating Appeals.
11
 - 12 (ii) One request for extension has presumably been granted in the form
13 of the April 23, 2026 Stipulation to Extend Briefing Deadlines on
14 Opening Brief and Opening Appendix.
15
 - 16 (iii) Upon information and belief, no previous extensions have been
17 denied or denied in part.
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 - 19 (iv) The extension is requested for the opening brief and appendix to
20 opening brief for the reasons set forth above. It has become
21 necessary for Counsel to withdraw as attorney in this matter and
22 Appellant will require 30 days to have the opportunity to obtain
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26 ¹ A non-individual or entity must be represented by an attorney in
27 Nevada. See e.g. *Salman v. Newell*, 110 Nev. 1333, 885 P.2d 607 (Nev.
28 1994).

1 new counsel and to file the opening brief and appendix. Counsel
2 wants to respect the Court and judicial process but also allow the
3 Appellant to not be prejudiced and have fair opportunity to
4 prosecute the appeal.
5

- 6 (v) Counsel for Appellant is requesting that Appellant have up and
7 until Monday June 16, 2026 to file the Opening Brief and Appendix
8 to the Opening Brief.
9

10 Appellant has complied with all previous deadlines and moved this appeal
11 forward in good faith.
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13 **Conclusion**

14 Schwab Law Firm PLLC ("SLF") and Attorney Evan Schwab request
15 that the Court grant the following relief:
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- 17 1. That the Court enter an Order Granting SLF and Attorney
18 Schwab's Request to withdraw as attorneys of record for Appellant
19 Nevada Rural Preservation Alliance.
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21 2. That the Court enter an Order granting Appellant an entity up and
22 until Monday June 15, 2026 to obtain new counsel and file the
23 Opening Brief and Appendix to Opening Brief.
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1 3. For other such relief as the Court deems fair and equitable under
2 the circumstances.

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4 Dated this 15th day of May 2026

5 Schwab Law Firm PLLC

6 /s/ Evan Schwab
7

8 _____
9 Evan D. Schwab (NV Bar No. 10984)
10 7455 Arroyo Crossing Parkway, Suite 220
11 Las Vegas, Nevada 89113
12 E: evan@schwablawnv.com
13 T: 702-761-6438

14 *Attorneys for Appellant Nevada Rural Preservation Alliance*
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Declaration of Evan D. Schwab, Esq.

My name is EVAN D. SCHWAB, ESQ.. I make this declaration under penalty of perjury. I have personal knowledge of the matters contained within this declaration and they are true and correct, except those matters not within my personal knowledge, and those matters I believe them to be true and correct.

1. I am over the age of eighteen (18) and competent to testify of my own knowledge to the following.
2. I am an attorney duly licensed to practice law in the State of Nevada and am the owner of Schwab Law Firm PLLC ("SLF") that holds office at 7455 Arroyo Crossing Parkway, Suite 220, Las Vegas, Nevada 89113.
3. SLF and myself are attorneys of record Appellant Nevada Rural Preservation Alliance ("Appellant") in Nevada Supreme Court Case Nos. 90456 and 91679.
4. I have reviewed the contents of the Motion to Withdraw as Attorney for Appellant & Motion to Extend Time for Filing of Opening Brief and Appendix to Opening Brief. The contents of the Motion are incorporated by reference herein and are true and correct based upon

1 my personal knowledge. As to those matters stated upon information
2 and belief, I believe them to be true.

3
4 5. I have set forth the grounds for withdrawal and basis for the same in
5 the Motion along with the current address and contact information for
6 Appellant which is an entity.

7
8 6. I do not file this request lightly and SLF and myself understand the
9 seriousness of the request with the Court.

10 Executed pursuant to NRS 53.045 and the laws of the State of Nevada
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12 this 15th day of May 2026

13 /s/ Evan Schwab

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15 _____
16 Evan D. Schwab, Esq.

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☒ By electronic service
Jeffrey Dorocak
Evan Schwab
Timothy Geswein

☒ By mailing it by first-class mail with sufficient postage prepaid to the following address(es):

**Nevada Rural Preservation Alliance
Attention: Sue Kristensen, President
3172 N. Rainbow Blvd., #424
Las Vegas, Nevada 89108**

An Employee of Schwab Law Firm PLLC