

IN THE SUPREME COURT OF THE STATE OF NEVADA

ESTATE OF ORIN GROSSMAN AND STEPHEN  
HAMPE, AS SPECIAL ADMINISTRATOR OF  
THE ESTATE OF ORIN GROSSMAN; LSH, A  
NEVADA LIMITED PARTNERSHIP; AND PINE  
LEAF CORPORATION,

Appellants,

vs.

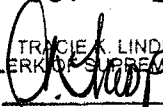
SIN CITY INVESTMENT GROUP, INC., A  
NEVADA CORPORATION D/B/A AMERICAN  
LEAK DETECTION,

Respondent.

No. 53257

**FILED**

OCT 28 2009

TRACIE K. LINDEMAN  
CLERK OF SUPREME COURT  
BY   
DEPUTY CLERK

ORDER DISMISSING APPEAL

This is an appeal from a district court second amended judgment, entered after a short trial, in a breach of contract and mechanic's lien action. Eighth Judicial District Court, Clark County; Jessie Elizabeth Walsh, Judge.

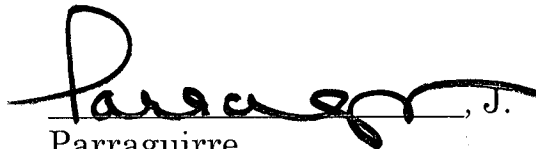
When our preliminary review of the docketing statement and the NRAP 3(e) documents revealed potential jurisdictional defects, on August 14, 2009, we ordered appellants to show cause within 30 days why this appeal should not be dismissed for lack of jurisdiction. Specifically, it was unclear whether all appellants were aggrieved parties with standing to appeal, and even if they were, it appeared that respondent's request to foreclose upon the mechanic's lien and its request to impose a constructive trust remained pending, such that no final, appealable judgment had been entered. See NRAP 3A(b)(1); NSTR 33; Lee v. GNLV Corp., 116 Nev. 424, 996 P.2d 416 (2000).

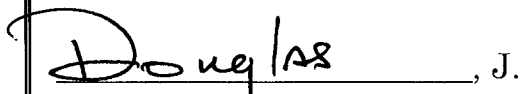
Appellants untimely filed a response to the show cause order, acknowledging that the district court has not resolved all of the issues

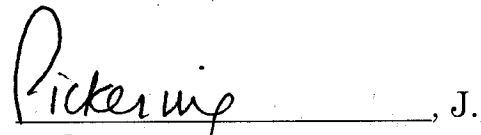
raised in respondent's second amended complaint. Appellants insist that the court's second amended judgment imposed joint and several liability on all appellants and was intended to be the final judgment, however, and they ask that this court either recognize it as such or remand this matter so that the short trial judge can enter a final judgment resolving all remaining issues.

The formal resolution of all issues raised below generally is required for appellate jurisdictional purposes. Lee, 116 Nev. 424, 996 P.2d 416; KDI Sylvan Pools v. Workman, 107 Nev. 340, 810 P.2d 1217 (1991). Here, appellants concede that all issues raised below were not formally resolved. Accordingly, no final judgment has been entered, and we lack jurisdiction to consider this appeal. As we lack jurisdiction, remand is not appropriate, and we

ORDER this appeal DISMISSED.<sup>1</sup>

  
Parraguirre, J.

  
Douglas, J.

  
Pickering, J.

cc: Hon. Jessie Elizabeth Walsh, District Judge  
Robert F. Saint-Aubin, Settlement Judge  
George E. Cromer  
Law Offices of Leslie Mark Stovall  
Eighth District Court Clerk

<sup>1</sup>We note that, if aggrieved, appellants may file a new notice of appeal from the district court's final judgment.