

IN THE SUPREME COURT OF THE STATE OF NEVADA

KB FRAMERS, LLC, A NEVADA  
LIMITED LIABILITY COMPANY,  
Petitioner,

vs.

THE 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

SUN COLONY SUMMERLIN HOMES,  
LLC, D/B/A SIENA HOMES, LLC; AND  
AMERICAN INTERNATIONAL  
SPECIALTY LINES INSURANCE  
COMPANY,

Real Parties in Interest.

No. 58639

**FILED**

**JUN 24 2011**


TRACIE K. LINDEMAN  
CLERK OF SUPREME COURT  
BY S. Young  
DEPUTY CLERK

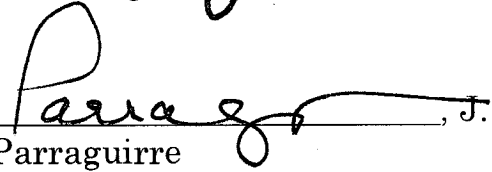
ORDER DENYING PETITION FOR WRIT OF MANDAMUS

This original petition for a writ of mandamus challenges a district court's oral rulings denying partial summary judgment and denying reconsideration. Having considered the petition and appendix, we are not persuaded that this court's intervention by way of extraordinary relief is warranted at this time. NRAP 21(b)(1); Smith v. District Court, 107 Nev. 674, 818 P.2d 849 (1991). Petitioner is free to raise these issues in any appeal from the final judgment, following trial. NRS 34.170 (stating that writ relief is appropriate only when no plain, speedy, and

adequate remedy exists); Pan v. Dist. Ct., 120 Nev. 222, 88 P.3d 840 (2004) (holding that an appeal is generally an adequate remedy precluding extraordinary relief). Accordingly, we

ORDER the petition DENIED.<sup>1</sup>

  
\_\_\_\_\_, J.  
Pickering

  
\_\_\_\_\_, J.  
Parraguirre

cc: Hon. Timothy C. Williams, District Judge  
Alverson Taylor Mortensen & Sanders  
Feldman Graf  
Stutz, Artiano, Shinoff & Holtz  
Koeller Nebeker Carlson & Haluck, LLP/Las Vegas  
Eighth District Court Clerk

---

<sup>1</sup>In light of this order, we deny as moot petitioner's motion for stay.