

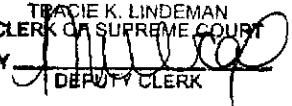
IN THE SUPREME COURT OF THE STATE OF NEVADA

BOWMAN LAIR, LLC,
Appellant,
vs.
WELLS FARGO BANK, N.A.,
Respondent.

No. 65101

FILED

JAN 15 2015

TRACIE K. LINDEMAN
CLERK OF SUPREME COURT
BY 
DEPUTY CLERK

ORDER OF AFFIRMANCE


This is an appeal from a district court order denying a preliminary injunction in a quiet title action. Eighth Judicial District Court, Clark County; Carolyn Ellsworth, Judge.

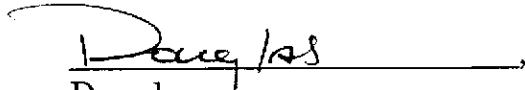
The district court denied appellant's preliminary injunction motion, finding that appellant failed to demonstrate a reasonable likelihood of success on the merits because "the Honorable Judge Abbi Silver of Department XV ruled on an identical case involving the same property, requesting the same relief, and addressing the same legal issues," meaning that "the doctrines of issue and claim preclusion bar the pending action."

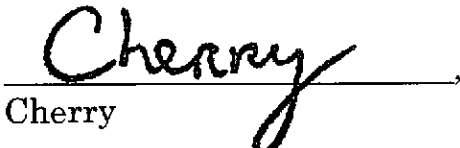
This court reviews a district court's decision to grant or deny a preliminary injunction for an abuse of discretion. *Boulder Oaks Cmty. Ass'n v. B & J Andrews Enters., LLC*, 125 Nev. 397, 403, 215 P.3d 27, 31 (2009). Here, appellant's arguments on appeal regarding the potential nonapplicability of claim and issue preclusion were not clearly made in district court. Thus, it was reasonable for the district court to conclude that appellant was unlikely to succeed on the merits of the underlying quiet title action, and the district court was within its discretion in finding that this consideration outweighed the other considerations relevant in

determining whether preliminary injunctive relief was appropriate. *See id.* We therefore

ORDER the judgment of the district court AFFIRMED.¹


Parraguirre, J.


Douglas, J.


Cherry, J.

cc: Hon. Carolyn Ellsworth, District Judge
Law Offices of Michael F. Bohn, Ltd.
Snell & Wilmer, LLP/Las Vegas
Eighth District Court Clerk

¹As appellant's docketing statement indicates, the only appealable portion of the district court's order is the denial of preliminary injunctive relief. Accordingly, we affirm the district court's decision only to that extent.