



## Doug Thornley

Of Counsel

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**Doug helps clients assess and minimize risk as they work through all phases of real estate development.**

### PRACTICES

Real Estate Development and Finance  
Zoning and Land Use  
Commercial Litigation  
Government Affairs

### EDUCATION

Stetson University College of Law, J.D.,  
2006

University of Richmond, B.A., 2004

### BAR ADMISSIONS

Nevada

### COURT ADMISSIONS

U.S. Supreme Court  
U.S. Court of Appeals for the Ninth  
Circuit  
U.S. District Court for the District of  
Nevada  
Supreme Court of Nevada

Doug's prior experience serving as a Senior Assistant City Attorney for the City of Sparks, Nevada brings a helpful prospective as he counsels clients on land use, zoning, and litigation. He has experience handling development applications, including master plan amendments, rezoning requests, planned development projects, and conditional use permits.

In his role as Assistant City Attorney he also advised local officials concerning multiple updates to the city's comprehensive plan and zoning code. Doug also negotiated development agreements on behalf of the city and assisted with the administration of various infrastructure financing mechanisms designed to support the growth and redevelopment of the municipality.

Doug has handled matters before various regulatory agencies and state and federal courts, including the Supreme Court of Nevada, the Ninth Circuit Court of Appeals, and the Supreme Court of the United States.

### EXPERIENCE

#### Real Estate

- Redevelopment
- Commercial leasing
- Land Use
- Planning
- Zoning

#### Real Estate Finance

- Term and construction loans
- Tenant in-common loans
- Sale/leaseback financing

#### Real Estate Litigation

- Contract disputes
- Construction defect claims

### CLIENT RESULTS

Carrigan v. Nevada Commission on Ethics, 236 P.3d 616 (Nev. 2010),

reversed and remanded by Nevada Commission on Ethics v. Carrigan, 131 S.Ct. 2343 (June 13, 2011).

City of Sparks v. Reno Newspapers, Inc., 99 P.3d 352 (Nev. 2017).

### **SPEAKING ENGAGEMENTS**

"Land Use Law: Current Issues in Subdivision, Annexation and Zoning,"  
*National Business Institute, Reno, Nevada, December 7, 2015*

### **PROFESSIONAL AND CIVIC AFFILIATIONS**

- City of Reno Charter Committee, Appointee
- Northern Nevada Chapter of the American Red Cross, Board Member