

UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

JEANNETTE PORRAZZO,
Plaintiff,

v.

STATE OF NEVADA, et al.,
Defendants.

Case No. 3:26-cv-00006-ART-CLB

PLAINTIFF'S MOTION TO ADD DEFENDANT

PURSUANT TO FEDERAL RULE OF CIVIL PROCEDURE 21

Plaintiff Jeannette Porrazzo, appearing pro se, respectfully moves this Court pursuant to Federal Rule of Civil Procedure 21 for an Order adding **St. James's Village, Inc.** as a Defendant in this action.

I. INTRODUCTION

This action arises from a dispute concerning the lawful use, development, and disturbance of land that Plaintiff alleges constitutes Native American ancestral and culturally significant land, including areas containing known and suspected burial grounds and cultural resources.

Following review of Washoe County property records, Plaintiff has confirmed that the following parcels, which are part of the same Sierra Reflections development footprint and transaction at issue in this action, are currently owned by St. James's Village, Inc.:

- APN 156-040-09
- APN 156-040-14
- APN 156-040-15
- APN 156-141-04
- APN 156-111-23

Plaintiff has confirmed through Washoe County Assessor records that the parcels owned by St. James's Village, Inc. and sought to be added herein—APNs 156-040-09 (57.020 acres), 156-040-14 (175.210 acres), 156-040-15 (85.820 acres), 156-111-23 (19.480 acres), and 156-141-04 (34.260 acres)—collectively comprise approximately 371.79 acres of land within the same Sierra Reflections development footprint at issue in this action. These parcels constitute a substantial and contiguous portion of the overall project area and are integral to the development

scheme challenged in this lawsuit. Although representatives associated with the development have publicly stated that certain portions of the property may not presently be scheduled for active development, including areas affected by the I-580 corridor, such statements do not constitute legally binding land use restrictions, recorded covenants, conservation easements, or enforceable prohibitions on future disturbance. Absent formal and recorded limitations, the record title holder retains the legal ability to seek approvals, conduct grading or excavation activities, install infrastructure, drill wells, or otherwise alter the subject parcels. Accordingly, their inclusion is necessary to ensure complete adjudication of the claims and effective equitable and injunctive relief affecting the subject real property.

Plaintiff further alleges that these parcels were formerly owned by World Properties, Inc., and are associated with the same development project that forms the basis of the claims in this action. To the extent St. James's Village, Inc. is affiliated with or operates in coordination with World Properties, Inc., or related entities associated with the FAL Group, joinder is necessary to ensure that all record title holders within the development footprint are properly before the Court.

II. BASIS FOR JOINDER

Federal Rule of Civil Procedure 21 provides that the Court may add a party at any time on just terms.

The above-referenced parcels arise from the same nucleus of operative facts as the claims previously asserted in this matter. The equitable and injunctive relief sought by Plaintiff affecting the subject real property necessarily implicates these parcels.

Joinder of St. James's Village, Inc. is required for complete adjudication of the claims and to ensure that any relief granted by this Court is effective and comprehensive.

III. LIMITED NATURE OF REQUEST

Plaintiff does not seek to alter the substance of the claims previously asserted. Plaintiff seeks only to:

1. Add St. James's Village, Inc. as a Defendant; and
2. Incorporate the above-listed APNs as subject properties within the scope of this action.

IV. CONCLUSION

For the foregoing reasons, Plaintiff respectfully requests that this Court enter an Order adding St. James's Village, Inc. as a Defendant pursuant to Rule 21.

DATED this ___ day of _____, 2026.

Respectfully submitted,

Jeannette Porrazzo
Plaintiff, Pro Se

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**[PROPOSED] ORDER GRANTING PLAINTIFF'S MOTION TO ADD DEFENDANT
PURSUANT TO FEDERAL RULE OF CIVIL PROCEDURE 21**

Before the Court is Plaintiff's Motion to Add Defendant Pursuant to Federal Rule of Civil Procedure 21.

Having reviewed the Motion and the record in this matter, and good cause appearing,

IT IS HEREBY ORDERED that Plaintiff's Motion is GRANTED.

IT IS FURTHER ORDERED that **St. James's Village, Inc.** is added as a Defendant in this action.

IT IS FURTHER ORDERED that the following parcels are incorporated within the scope of this action as subject properties:

- APN 156-040-09
- APN 156-040-14
- APN 156-040-15
- APN 156-141-04
- APN 156-111-23

IT IS FURTHER ORDERED that Plaintiff shall file and serve an amended complaint reflecting the addition of St. James's Village, Inc. within ___ days of entry of this Order.

DATED this ___ day of _____, 2026.

ANNE R. TRAUM
UNITED STATES DISTRICT JUDGE