Holland & Hart



PRACTICES

Real Estate
Zoning and Land Use
Business Litigation
State Government Affairs

INDUSTRIES

Data Centers

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 Thornley

Of Counsel

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Doug guides clients through an increasingly complex regulatory environment to facilitate positive outcomes in all phases of real estate development, state and local taxation, and business compliance.

Doug rejoins Holland & Hart after serving as the Reno City Manager for four years. In his role as chief executive of Nevada's third largest city, he led a team of 1,800 employees across 26 departments, and worked directly for the elected city council as its primary policy advisor and administrator of a nearly $1 billion annual budget. He counsels clients on virtually every phase of commercial and residential real estate development, from land use and zoning approvals and reapprovals, to development applications, to master plan amendments. Leveraging negotiation skills honed as City Manager, he strives to resolve disputes up front with creative solutions. When litigation is inevitable, he is a tenacious advocate.

Doug's deep understanding of government mechanics and municipal land use law make him a valued strategic counselor for clients in real estate and public land matters. By seeing the whole field, he helps clients set objectives and design holistic legal solutions for their unique circumstances. Clients appreciate his ability to focus on near-term objectives and to proactively anticipate legal challenges that may emerge.

Doug has managed disputes before myriad administrative and 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.

CLIENT RESULTS

City of Sparks v. Reno Newspapers, Inc., 399 P.3d 352 (Nev. 2017)

Carrigan v. Nevada Commission on Ethics, 236 P.3d 616 (Nev. 2010), reversed and remanded by Nevada Commission on Ethics v. Carrigan, 564 U.S. 117 (2011)

SPEAKING ENGAGEMENTS

"Post-Election Insights Breakfast Panel," *NAIOP Northern Nevada*, November 14, 2024

RECOGNITION

- *Nevada Business Magazine*, Top Rank Attorneys: Northern Nevada, 2026

PROFESSIONAL AND CIVIC AFFILIATIONS

- Economic Development Authority of Western Nevada (EDAWN), Board of Trustees, 2026
- NAIOP, Northern Nevada Chapter, Government Affairs Committee, Chair 2026
- The Builders Association of Northern Nevada, Associate Director, 2025