

JOE LOMBARDO
Governor

STATE OF NEVADA



DR. KRISTOPHER SANCHEZ
Director

SHARATH CHANDRA
Administrator

CHARVEZ FOGER
Deputy Administrator

**DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION**

NOTICE & AGENDA OF PUBLIC MEETING
OF THE
NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE
APRIL 22-24, 2025

The Nevada Commission of Appraisers of Real Estate will conduct a meeting **TUESDAY, APRIL 22, 2025**, beginning at 9:00 a.m. and each day thereafter at 9:00 a.m. through **THURSDAY, APRIL 24, 2025**, or until the Commission concludes its business at the following locations:

**NEVADA STATE BUSINESS CENTER
3300 WEST SAHARA AVENUE
4TH FLOOR, NEVADA ROOM
LAS VEGAS, NEVADA 89102**

**With VIDEO CONFERENCE TO:
NEVADA DIVISION OF INSURANCE
1818 E. COLLEGE PARKWAY, SUITE 103
CARSON CITY, NEVADA 89706**

Members of the public can attend the meeting virtually and participate during the agenda items designated for public comment by video or telephone using the information below:

DIAL-IN NUMBER: (844) 621-3956 OR WEBEX.COM

TUESDAY, APRIL 22, 2025

1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2484 138 9438##

WEBEX.COM MEETING NUMBER: 2484 138 9438 MEETING PASSWORD: 2XBwW6QzTp4

WEDNESDAY, APRIL 23, 2025

1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2488 148 9788##

WEBEX.COM MEETING NUMBER: 2488 148 9788 MEETING PASSWORD: VKmGJQmd635

THURSDAY, APRIL 24, 2025

1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2491 421 4264##

WEBEX.COM MEETING NUMBER: 2491 421 4264 MEETING PASSWORD: RAmn9gJPh36

STACKED AGENDA: Below is an agenda of all items scheduled to be considered. Unless otherwise stated. Items may be taken out of the order presented on the agenda by the discretion of the President. Items may also be combined for consideration or pulled or removed from the agenda at any time. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Pursuant to NRS 241.030 the Commission may conduct a closed meeting to consider the character, allegation of misconduct, professional competence, or physical and mental health of a person.

PUBLIC COMMENT: Public Comment may be limited to three minutes per person at the discretion of the Chair. The Commission may only act on those items denoted as potential action items. Members of the public may submit written public comment by email to Maria Gallo, Commission Coordinator, at mgallo@red.nv.gov. Emails received prior to 4:00 p.m. on the day before the meeting will be provided to the Commission for review and entered into the record.

NOTICE: Prior to the commencement and conclusion of a contested case or a quasi-judicial proceeding that may affect the due process rights of an individual, the Commission may refuse to consider public comment (NRS 233B.126).

1. COMMISSION/DIVISION BUSINESS:

- A. Call to order, introduction of Commissioners in attendance; and establish quorum.
- B. Introduction of Division staff in attendance.

2. PUBLIC COMMENT:

Members of the public are encouraged to address the Commission regarding any matter. However, no action may be taken on a matter. No comments may be made regarding a matter that is or may be the subject of a formal complaint before the Commission. Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit it to the Commission Coordinator. Anyone participating over the phone that wishes to provide public comment should press *3 on your phone to raise your hand and hosting staff will recognize that you would like to give public comment, or you can press *6 to unmute yourself and state your name. If you are attending by video, click on the raise hand emoji to indicate that you would like to give public comment and hosting staff will recognize you or you can unmute yourself and state your name.

PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE PRESIDENT.

3. FOR POSSIBLE ACTION AND DECISION; PUBLIC WORKSHOP AND ADOPTION HEARING FOR LCB FILE NO. T006-24 ON APRIL 22, 2025 @ 9:00 A.M.

Public Workshop and Adoption hearing by the Nevada Commission of Appraisers of Real Estate to receive comments regarding proposed regulations known as LCB File No. T006-24 including, but not limited to, the following:

- A definition for the term 'classroom'
- A definition for the term 'live instruction'
- A definition for 'PAREA'
- Standards for insufficient fund transactions
- Requirements for intern experience hours
- Requirements for PAREA certification
- Requirements for intern attendance at commission meetings
- Standards for licensing reciprocity
- Standards for supervisory appraiser
- Amended instructor qualifications

4. **FOR POSSIBLE ACTION: DISCUSSION AND DECISION REGARDING RESPONDENT'S PETITION FOR RESTITUTION RESTRUCTURE:**
A. NRED v. **DON E. BEEBE JR.**, for possible action
Case No. 2020-638
License No. A.0004097-CR (INACTIVE)
5. **FOR POSSIBLE ACTION: DISCUSSION AND DECISION REGARDING RESPONDENT'S PETITION REQUEST FOR RECONSIDERATION OF GLOBAL SETTLEMENT TERMS AND DISCIPLINE:**
A NRED v. **GLENN J. HOWARD**, for possible action
Case Nos. 2019-585, 2019-751, 2020-576, 2020-623, 2021-607 and 2021-675.
License No. A.0007090-RES (SUSPENDED)
6. **DISCIPLINARY ACTION: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:**
A. NRED v. **KEITH T. KAVULA**, for possible action
Case No. 2022-427
License No. A.0071395-CR (INACTIVE)
7. **COMMISSION/DIVISION BUSINESS:**
A. Discussion regarding the Administrator's report.
B. Discussion regarding the Disciplinary Report.
C. Discussion regarding Appraisal Program Manager's report on compliance caseload.
D. For possible action: Discussion and possible action to approve the minutes of the January 21, 2025, meeting.
8. **FOR POSSIBLE ACTION: DISCUSSION AND DECISION ON DATE, TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETING(S).**
9. **PUBLIC COMMENT:**
Members of the public are encouraged to address the Commission regarding any matter. However, no action may be taken on a matter. No comments may be made regarding a matter that is or may be the subject of a formal complaint before the Commission. Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit it to the Commission Coordinator. Anyone participating over the phone that wishes to provide public comment should press *3 on your phone to raise your hand and hosting staff will recognize that you would like to give public comment, or you can press *6 to unmute yourself and state your name.
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PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE PRESIDENT.
10. **FOR POSSIBLE ACTION: ADJOURNMENT**

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 9:00 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS

Carson City Assessor
201 N. Carson Street, Suite 6
Carson City, NV 89701

Churchill County Assessor 155
N. Taylor Street, Suite 200
Fallon, NV 89406

Clark County Assessor
500 S. Grand Central Pkwy
Second Floor
Las Vegas, NV 89106

Douglas County Assessor
1616 8th Street
P.O. Box 218
Minden, NV 89423

Elko County Treasurer
571 Idaho St. Ste 101
Elko, NV 89801

Humboldt County Assessor
50 W. Fifth Street
Winnemucca, NV 89445

Lander County Assessor
315 S. Humboldt
Battle Mountain, NV 89820

Lyon County Assessor
Lyon County Admin.
Complex
27 S. Main St.
Yerington, NV 89447

Mineral County Assessor
1st & A Street
P.O. Box 400
Hawthorne, NV 89515

Nevada Association of Realtors
760 Margrave Drive, Suite 200
Reno, NV 89510

Nevada Real Estate Division
3300 W. Sahara Avenue,
Las Vegas, NV 89102

Nevada Public Notice Website
<https://notice.nv.gov/>

NDOT-Right of Way Division
123 E. Washington Avenue
Las Vegas, NV 89301

NDOT - Chief ROW Agent
Capitol Complex
Carson City, NV 89710

Nevada Chapter Appraisal Institute
2251 N. Rampart Blvd., Suite 1495
Las Vegas, Nevada 89128

Nye County Assessor
Nye County Courthouse
P.O. Box 271
Tonopah, NV 89049

Pershing County Assessor
400 Main Street
P.O. Box 89
Lovelock, NV 89419

Washoe County Assessor
1001 E. 9th Street, P.O. Box 11130
Reno, NV 89520

White Pine County Assessor
297 Nevada Northern Railway, Suite 3
Ely, NV 89301

State of Nevada
Dept. of Business & Industry
State Real Estate Division
INTERNET

PAGE: http://red.nv.gov/Content/Meetings/Real_Estate_Calendar

Contact for Supporting Materials:
MARIA GALLO
Commission Coordinator
Nevada Real Estate Division
3300 W. Sahara Avenue, Suite 350
Las Vegas, Nevada 89102
Phone: 702-486-4074
Email: mgallo@red.nv.gov