

1 **BEFORE THE COMMISSION FOR COMMON-INTEREST**
2 **COMMUNITIES AND CONDOMINIUM HOTELS**

3 **STATE OF NEVADA**

4 SHARATH CHANDRA, Administrator,
5 REAL ESTATE DIVISION, DEPARTMENT
6 OF BUSINESS & INDUSTRY, STATE OF
7 NEVADA,

8 Petitioner,

9 vs.

10 JOHN BIELUN,

11 Respondent.

Case Nos. 2023-622 & 2023-670;
2023-979

FILED

FEB 25 2026

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

12 **ORDER**

13 This matter came up for a hearing on a Petition for Reconsideration before the
14 Nevada Commission for Common-Interest Communities and Condominium Hotels on
15 Tuesday, December 9, 2025. John Bielun ("Respondent") appeared personally on his own
16 behalf. Phil W. Su, Esq., Senior Deputy Attorney General appeared on behalf of the Nevada
17 Department of Business and Industry, Real Estate Division ("Division"), and its
18 Administrator, Sharath Chandra.

19 Respondent stated that he received ineffective assistance from the attorney who
20 represented him in the underlying matters, including the settlement stipulations agreed
21 upon between himself and the Division. Respondent stated that he believed he had
22 exculpatory evidence that was never presented to the Commission and that, if it were
23 presented, it would have exonerated him of or mitigated the disciplinary impact of the legal
24 violations alleged. Attorney Su noted that Respondent was represented by counsel during
25 the negotiations of the settlements and that those settlement stipulations constituted
26 contractual agreements between Respondent and the Division, which were thereafter
27 ratified by the Commission, and which should not be disturbed. The Commission, having
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1 considered the Petition and arguments at hearing and, for good cause appearing, orders as
2 follows:

3 Respondent's Settlement Stipulations constitute contractual agreements that he
4 knowingly entered into with the assistance of counsel. Accordingly, Respondent's Petition
5 for Reconsideration of Case Nos. 2023-622, 2023-670, and 2023-979, are hereby DENIED.
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7 DATED this 25 day of February, 2026.

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9 NEVADA COMMISSION FOR COMMON-
10 INTEREST COMMUNITIES AND
11 CONDOMINIUM HOTELS

12 By: 
13 Chairman Phyllis M. Tomasso

14 Submitted by:

15 By: /s/ Phil W. Su
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