

1 BEFORE THE REAL ESTATE COMMISSION

2 STATE OF NEVADA

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

7 Petitioner,

8 vs.

9 DAVID EVAN COOPER,

10 Respondent.

Case No. 2018-12

FILED

JUL 05 2019

REAL ESTATE COMMISSION
Shelby P. Latta

11 **DECISION**

12 This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada
13 (“Commission”) on Wednesday, June 12, 2019, at the Nevada State Business Center, 3300 W. Sahara
14 Avenue, Las Vegas, Nevada 89102. Respondent David Evan Cooper (“RESPONDENT”) failed to
15 appear. Dennis L. Belcourt, Deputy Attorney General, appeared and prosecuted the Complaint on behalf
16 of Petitioner Sharath Chandra, Administrator of the Real Estate Division, Department of Business &
17 Industry, State of Nevada (“Division”).

18 On the Commission’s finding of proof of sufficient service, and the matter having been submitted
19 for decision based upon the allegations of the Complaint, the Commission now enters its Findings of Fact
20 and Conclusions of Law as follows:

21 **FINDINGS OF FACT**

22 1. At all times relevant to this Complaint, RESPONDENT has not been licensed by the
23 Division as a Real Estate Broker, Real Estate Broker-Salesperson, or a Real Estate Salesperson.

24 2. RESPONDENT is licensed by the State of California, Bureau of Real Estate, license no.
25 317786.

26 3. RESPONDENT, through use of the internet, has advertised the sale of more than sixty-four
27 (64) homes in the State of Nevada.

28 4. The Division has sent RESPONDENT letters bringing to his attention the need for him to
have a license to advertise Nevada real property.

1 5. On January 8, 2018, the Division sent RESPONDENT a cease and desist order, directing
2 him to stop activity for which a Nevada real estate license is required.

3 6. RESPONDENT has not responded to the Division's letters or cease and desist order.

4 **CONCLUSIONS OF LAW**

5 7. RESPONDENT violated NRS 645.235 sixty-four (64) times by knowingly engaging or
6 offering to engage in any activity for which a license, permit, certificate or registration or any type of
7 authorization is required pursuant to NRS chapter 645, or any regulation adopted pursuant thereto,
8 without the required license, permit certificate or registration or authorization.

9 **ORDER**

10 IT IS HEREBY ORDERED that RESPONDENT pay to the Division a fine of \$5000.00 and
11 \$535.00 in investigative costs and attorneys' fees within thirty (30) days of the effective date of this order.
12 The State of Nevada may institute debt collection proceedings for failure to timely pay fines or costs, and
13 may reduce the amount owed to judgment. RESPONDENT may be liable for collection fees and costs.

14 The Commission retains jurisdiction for correcting any errors that may have occurred in the
15 drafting and issuance of this Decision.

16 This Order shall become effective on the 4th day of August, 2019.

17 DATED this 5th day of July, 2019.

18 REAL ESTATE COMMISSION
19 STATE OF NEVADA

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21 By: 
22 President, Nevada Real Estate Commission
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