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2 BEFORE THE REAL ESTATE COMMISSION  
3 STATE OF NEVADA

**FILED**

JAN 10 2022

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

Case No. 2021-424

REAL ESTATE COMMISSION  
BY *Emily Patten*

8 Petitioner,

9 vs.

10 JULIE M. ROWELL,

11 Respondent.

12 **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER**

13 This matter came on for hearing before the Real Estate Commission, Department of Business and  
14 Industry, State of Nevada (the "Commission"), during a regular agenda, set for three days, beginning on  
15 December 14, 2021 (the "Hearing"). RESPONDENT JULIE M. ROWELL (hereinafter,  
16 "RESPONDENT") did not appear in person, through counsel, or otherwise. Virginia T. Tomova, Esq.,  
17 Deputy Attorney General with the Nevada Attorney General's Office, appeared on behalf of the Real  
18 Estate Division of the Department of Business and Industry, State of Nevada (the "Division").

19 RESPONDENT Julie M. Rowell appeared via telephone at the hearing. She was not represented  
20 by counsel. RESPONDENT Rowell is currently on a house arrest for a DUI felony conviction.

21 After hearing testimony presented in this matter and for good cause appearing, the Commission  
22 now enters its Findings of Fact, Conclusions of Law, and Order against RESPONDENT as follows:

23 **JURISDICTION**

24 RESPONDENT, at all relevant times mentioned in this Complaint, was licensed by the Division  
25 as a real estate salesperson and held a property management permit from the Division. She is therefore  
26 subject to the jurisdiction of the Division and the Commission and the provisions of NRS chapter 645  
27 and NAC chapter 645.  
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1 **FINDINGS OF FACT**

2 The Commission, by unanimous vote, based upon evidence presented during the Hearing, enters  
3 a finding of the following facts by default:

4 1. At all relevant times, RESPONDENT was licensed by the Division as a real estate  
5 salesperson under licenses S.0174798 (in "inactive status") and held a property management permit from  
6 the Division under PM. 0167498 (in "inactive status").

7 2. RESPONDENT's broker was Manago Management, LLC-WindSun Realty Pacific  
8 Group.

9 3. On or about November 25, 2020, the RESPONDENT entered into a guilty plea agreement  
10 to reckless driving, category B felony (NRS 484B.653-NOC 53896) in the Eighth Judicial District Court,  
11 Clark County, Nevada (Case No. C-20-352285-1).

12 4. The RESPONDENT had a prior misdemeanor DUI conviction on May 25, 2016 (Case  
13 No. C288302).

14 5. A judgment of conviction (plea of guilty) was filed on February 2, 2021, sentencing the  
15 RESPONDENT to a maximum of seventy-two (72) months with a minimum parole eligibility of eighteen  
16 (18) months in the Nevada Department of Corrections (NDC).

17 6. On or about April 5, 2021, the RESPONDENT notified the Division from prison of her  
18 felony conviction.

19 7. On or about April 29, 2021, the Division properly notified RESPONDENT, that it was  
20 bringing a disciplinary action against her by filing a complaint before the Commission for a hearing.

21 **VIOLATIONS OF LAW**

22 Based on the foregoing findings of facts by default, the Commission concludes by unanimous  
23 vote that RESPONDENT has committed the following violations of law by default:

24 8. RESPONDENT's Criminal Convictions violated NRS 645.633(1)(d)(2).

25 9. RESPONDENT violated NRS 645.615 (1) and (2) by failing to report her felony  
26 conviction to the Division within ten (10) days after the conviction or entry of her plea of guilty.

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**ORDER**

1. RESPONDENT shall pay the investigation costs to the Division in amount of \$1,795.12. The Amount Due shall be payable to the Division within 180 days of the effective date of this Order.

2. All real estate licenses and property management permits issued by the Division to RESPONDENT are hereby revoked.

3. If payment is not actually received by the Division on or before its due date, it shall be a default by RESPONDENT. In the event of default, any unpaid balance of the administrative fine and costs, together with any attorney's fees and costs that may have been assessed, shall be due in full to the Division within ten calendar days of the date of default, and the Division may obtain a judgment for the amount owed, including collection fees and costs.

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

5. This Order shall become effective on the 9<sup>th</sup> day of Feb 2022.

DATED this 10<sup>th</sup> day of January, 2022.

REAL ESTATE COMMISSION  
STATE OF NEVADA

By:   
Vice-President, Nevada Real Estate Commission

Submitted by:  
AARON D. FORD  
Attorney General

By: *Virginia T. Tomova*

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