

**FILED**

APR 07 2022

REAL ESTATE COMMISSION

BY *Joely Patten*

BEFORE THE REAL ESTATE COMMISSION  
STATE OF NEVADA

SHARATH CHANDRA, Administrator,  
REAL ESTATE DIVISION, DEPARTMENT  
OF BUSINESS & INDUSTRY,  
STATE OF NEVADA,

Case No. 2021-424

Petitioner,

vs.

JULIE M. ROWELL,

Respondent.

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

This matter came on for hearing before the Real Estate Commission, Department of Business and Industry, State of Nevada (the "Commission"), during a regular agenda, set for three days, beginning on March 29, 2022 (the "Hearing"). RESPONDENT JULIE M. ROWELL (hereinafter, "RESPONDENT") petitioned the Commission for an extension to pay the \$1,795.12 fine in 48 months instead of 180 days from the entry of the initial order, which was imposed against her during the last Commission's hearing in December of 2021. RESPONDENT Julie M. Rowell appeared via telephone at the hearing. She was not represented by counsel. RESPONDENT Rowell is currently on a house arrest for a DUI felony conviction. Virginia T. Tomova, Esq., Deputy Attorney General with the Nevada Attorney General's Office, appeared on behalf of the Real Estate Division of the Department of Business and Industry, State of Nevada (the "Division"). The Division did not have any objection to the RESPONDENT's extension request to make payments on the fine imposed against her.

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

**JURISDICTION**

RESPONDENT, at all relevant times mentioned in this Complaint, was licensed by the Division as a real estate salesperson and held a property management permit from the Division. She is therefore subject to the jurisdiction of the Division and the Commission and the provisions of NRS chapter 645

1 and NAC chapter 645.

2 **FINDINGS OF FACT**

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

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

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

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

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

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

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

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

22 **VIOLATIONS OF LAW**

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

25 8. RESPONDENT’s Criminal Convictions violated NRS 645.633(1)(d)(2).

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

28 ...

1 **ORDER**

2 1. Based on the RESPONDENT's request and lack of objection by the Division, the  
3 RESPONDENT shall pay the investigation costs to the Division in amount of \$1,795.12. The Amount  
4 Due shall be payable to the Division within 48 months of the effective date of this Order. The minimum  
5 payment will be no less than \$38.00 per month due on the first day of each month to begin no later than  
6 July of 2022.

7 2. The Commission's prior order revoking all the RESPONDENT's real estate licenses  
8 and property management permits issued by the Division to RESPONDENT is affirmed.

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

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

16 5. This Order shall become effective on the 29<sup>th</sup> day of March 2022.

17 DATED this 7<sup>th</sup> day of April, 2022.

18 REAL ESTATE COMMISSION  
19 STATE OF NEVADA

20 By:   
21 President, Nevada Real Estate Commission

22 Submitted by:  
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24 Attorney General

25 By: /s/ Virginia T. Tomova

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