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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 *Swely Tattle*

Petitioner,

8 vs.

9 JULIE M. ROWELL,

Respondent.

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

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

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

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

21 **JURISDICTION**

22 RESPONDENT, at all relevant times mentioned in this Complaint, was licensed by the Division
23 as a real estate salesperson and held a property management permit from the Division. She is therefore
24 subject to the jurisdiction of the Division and the Commission and the provisions of NRS chapter 645
25 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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2 **ORDER**

3 1. RESPONDENT shall pay the investigation costs to the Division in amount of
4 \$1,795.12. The Amount Due shall be payable to the Division within 180 days of the effective date of this
5 Order.

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

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

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

15 5. This Order shall become effective on the 9th day of Feb 2022.

16 DATED this 10th day of January, 2022.

17 REAL ESTATE COMMISSION
18 STATE OF NEVADA

19 By: 
20 Vice-President, Nevada Real Estate Commission

21 Submitted by:
22 AARON D. FORD
Attorney General

23 By: *Virginia T. Tomova*

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