

JOE LOMBARDO  
Governor

STATE OF NEVADA



DR. KRISTOPHER SANCHEZ  
Director

SHARATH CHANDRA  
Administrator

CHARVEZ FOGER  
Deputy Administrator

**DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION**

**NOTICE & AGENDA OF PUBLIC MEETING  
OF THE  
NEVADA REAL ESTATE COMMISSION**

**MAY 14-16, 2024**

The Nevada Real Estate Commission will conduct a meeting beginning **Tuesday, May 14, 2024, at 9:00 a.m. and each day thereafter at 9:00 a.m. through Thursday, May 16, 2024, or until the Commission concludes its business at the following locations:**

**MAY 14-16, 2024 @ 9:00 AM**

Nevada State Business Center  
3300 West Sahara Avenue  
4th Floor – Nevada Room  
Las Vegas, Nevada 89102

With Video Conference to:  
Division of Insurance  
1818 E. College Parkway  
Suite 103  
Carson City, Nevada 89706

**COMMISSIONERS WILL BE IN LAS VEGAS**

**CE credit will be available to licensees who have pre-registered on the Division's website. Members of the public may also listen and participate during the agenda items designated for public comment by telephone or through Webex.**

**WEBEX DIAL-IN NUMBER: 1-844-621-3956 or Webex.com**

**TUESDAY, MAY 14, 2024**

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2497 004 4757 ##**  
**WEBEX.COM MEETING NUMBER: 2497 004 4757 MEETING PASSWORD: 7xBTWmntg68**

**WEDNESDAY, MAY 15, 2024**

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2489 244 8205 ##**  
**WEBEX.COM MEETING NUMBER: 2489 244 8205 MEETING PASSWORD: CPrZ3HRqs34**

**THURSDAY, MAY 16, 2024**

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2489 863 1163 ##**  
**WEBEX.COM MEETING NUMBER: 2489 863 1163 MEETING PASSWORD: 85xPKHMZxi4**

**STACKED AGENDA:** Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda by the discretion of the President. Items may also be combined for consideration or pulled or removed from the agenda at any time. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Public Comment may be limited to three minutes per person at the discretion of the President. The Commission may only take action on those items denoted as potential action items. Pursuant to NRS 241.030 the Commission may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person.

**NOTICE:** Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Kelly Valadez at (702) 486-4606, so arrangements may be conveniently made.

**NOTICE:** Prior to the commencement and conclusion of a contested case or a quasi-judicial proceeding that may affect the due process rights of an individual the Commission may refuse to consider public comment. See NRS 233B.126.

### **1. Commission/Division Business**

- A) Call to order; introduction of Commissioners in attendance; and establish quorum.
- B) Swearing in of newly appointed Commissioner.
- C) Introduction of Division staff in attendance.

### **2. Public Comment**

Members of the public are encouraged to address the commission regarding any matter. However, no action may be taken on a matter. No comments may be made regarding a matter that is or may be the subject of a formal complaint before the commission until after that matter is heard. Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit ten (10) copies to the commission coordinator.

Anyone participating over the phone that wishes to provide public comment should press \*3 on your phone to raise your hand and hosting staff will recognize that you would like to give public comment, or you can press \*6 to unmute yourself and state your name.

If you are attending by video, click on the raise hand emoji to indicate that you would like to give public comment and hosting staff will recognize you or you can unmute yourself and state your name.

**Public comment may be limited to three minutes per person at the discretion of the President.**

### **3. Commission/Division Business**

- A) Discussion regarding Administrator's report.
- B) Discussion regarding the Disciplinary Report.
- C) Discussion regarding the Compliance Section's current caseload report, including a summary of recent topics of complaints filed.
- D) Discussion regarding the Administrative Sanction Report.
- E) Discussion regarding Continuing Education Report.
- F) For possible action: Discussion and decision to approve minutes of the February 20-21, 2024, meeting.
- G) For possible action: Discussion and decision on date, time, place & agenda items for upcoming meetings.
- H) Discussion regarding topics discussed during the ARELLO Mid-Year Conference.

**4. For Possible Action: Discussion and Decision Concerning Real Estate Advisory Review Committee Application:**

- A) **William Bradley Spires**, for possible action  
License No.: BS.0028960

**5. For Possible Action: Discussion and Decision Regarding Respondent's Request for a Payment Plan**

- A) NRED v **Marshall Carrasco**, for possible action  
Case Nos. 2021-1122 and 2022-120  
License Nos.: B.1000579.INDV (ACTIVE), S.0040394 (CLOSED), S.0077868 (CLOSED)

**6. For Possible Action: Discussion and Decision Regarding License Denial Appeal Pursuant to NAC 645.335**

- Andrew Kevin Jackson**, for possible action  
File No. S-LDA-24-004

*Note: Pursuant to NRS 241.030(1), The Nevada Real Estate Commission may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person.*

1. Discussion in closed session
2. Discussion and possible action in open session

**7. For Possible Action: Disciplinary Action**

- A) NRED v **Claudia Townsend**, for possible action  
Case No. 2023-899  
License No.: B.1002345.INDV (ACTIVE)

- B) NRED v **Sophia Madalena Smith**, for possible action  
Case No. 2024-67  
License No.: S.0183595.LLC (INACTIVE), TS.3001834-AGEN (CLOSED)

- C) NRED v **Charles F. Bowshier**, for possible action  
Case No. 2023-463  
License No.: S.0036055 (ACTIVE)

- D) NRED v **Dinora Sharpe**, for possible action  
Case No. 2023-460  
License No.: S.0034139 (ACTIVE)

- E) NRED v **Ivan Alarcon**, for possible action  
Case No. 2023-954  
License Nos.: BS.0143962, S.0058114 (CLOSED)

- F) NRED v **Roger Baldwin**, for possible action  
Case No. 2023-151  
License No.: S.0044327 (EXPIRED)

- G) NRED v **Adrian Sanchez**, for possible action  
Case No. 2022-601  
License No.: S.0190586 (EXPIRED)

H) NRED v **Frank Gary Villani**, for possible action

Case No. 2023-939

License No.: B.0143393.LLC (ACTIVE), PM.0164636.BKR (ACTIVE), BS.0143393.LLC (CLOSED), S.0073699.LLC (CLOSED)

**8. Public Comment**

Members of the public are encouraged to address the commission regarding any matter. However, no action may be taken on a matter. No comments may be made regarding a matter that is or may be the subject of a formal complaint before the commission until after that matter is heard. Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit ten (10) copies to the commission coordinator.

Anyone participating over the phone that wishes to provide public comment should press \*3 on your phone to raise your hand and hosting staff will recognize that you would like to give public comment, or you can press \*6 to unmute yourself and state your name.

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**Public comment may be limited to three minutes per person at the discretion of the President.**

**9. For Possible Action: Adjournment**

**THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 8:30 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:**

Action Realty  
3250 South Highway 160, Suite 11  
Pahrump, Nevada 89048

Century 21/Sonoma Realty  
1099 W. Winnemucca Bl.  
Winnemucca, Nevada 89445

Desert Mountain Realty  
1060 East Aultman Street  
Ely, Nevada 89301

Elko County Association of REALTORS  
557 West Silver, Suite 301A  
Elko, Nevada 89801

Grant Sawyer Building  
555 E. Washington Avenue  
Las Vegas, Nevada 89101

Greater Las Vegas Association of REALTORS  
6360 S. Rainbow Blvd.  
Las Vegas, Nevada 89118

Isom Realty & Insurance  
P.O. Box 670  
420 Third Street  
Hawthorne, Nevada 89415

Nevada Association of REALTORS  
760 Margrave Drive, Suite. 200  
Reno, Nevada 89510

Nevada State Business Center  
3300 West Sahara Avenue  
Director's Office – 4<sup>th</sup> Floor  
Las Vegas, Nevada 89102

Nevada State Business Center  
3300 West Sahara Avenue  
Second Floor Lobby  
Las Vegas, Nevada 89102

Nevada Real Estate Division  
1818 E. College Parkway, Suite 110  
Carson City, Nevada 89706

Reiss Properties & Reiss Realty  
2510 West Horizon Ridge Parkway, # 230  
Henderson, Nevada 89052

Reno/Sparks Association of REALTORS  
5650 Riggins Court, Suite 200  
Reno, Nevada 89502

Sierra Nevada Association of REALTORS  
300 South Curry Street, #3  
Carson City, Nevada 89703

Nevada Public Notice Website  
<https://notice.nv.gov/>

**State of Nevada**  
**Dept. of Business & Industry**  
**State Real Estate Division**

INTERNET PAGE:

[http://red.nv.gov/Content/Meetings/Real\\_Estate\\_Calendar](http://red.nv.gov/Content/Meetings/Real_Estate_Calendar)

**CONTACT FOR SUPPORTING MATERIALS FOR LISTED AGENDA ITEMS:**

**Kelly Valadez, Commission Coordinator**  
**Nevada Real Estate Division**  
**3300 W. Sahara Avenue, Suite 350**  
**Las Vegas, Nevada 89102**  
**Phone: 702-486-4606**  
**Email: [kvaladez@red.nv.gov](mailto:kvaladez@red.nv.gov)**