

**KENNY C. GUINN**  
*Governor*

**STATE OF NEVADA**

**GAIL J. ANDERSON**  
*Administrator*

**SYDNEY H. WICKLIFFE,**  
**C.P.A.**  
*Director*



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

2501 E. Sahara Avenue, Suite 303  
Las Vegas, Nevada 89104  
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**NOTICE & AGENDA OF PUBLIC MEETING**  
OF THE  
NEVADA REAL ESTATE COMMISSION  
**FEBRUARY 6-9, 2006**

The Nevada Real Estate Commission will conduct a Meeting beginning **MONDAY, FEBRUARY 6, 2005, at 8:30 A.M.** and each day thereafter beginning at 8:30 A.M., through **THURSDAY, FEBRUARY 9, 2005,** or until such time as all business has been concluded, at the following location:

**GRANT SAWYER BUILDING  
555 E. WASHINGTON AVENUE  
“ROOM 1100”  
LAS VEGAS, NEVADA 89101**

**THIS MEETING AND WORKSHOP WILL NOT BE VIDEO-CONFERENCED**

**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 Chairperson. 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 ten minutes per person at the discretion of the Chairperson.

**NOTICE:** Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Alicia Stevenson at (702) 486-4033 ext. 280, prior to the meeting so arrangements may be conveniently made.

**\* Denotes potential action item**

<b>1 *</b>	<b>2/6/06 @ 8:30 A.M.</b>	<b>Commission/Division Business</b>	<b>INTRODUCTION OF COMMISSIONERS IN ATTENDANCE INTRODUCTION OF DIVISION STAFF IN ATTENDANCE</b>
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2	2/6/06 @ 9:30 A.M.	<b>Regulation Workshop</b>	The Real Estate Division will conduct a workshop to receive public comments on proposed changes to chapter 645 of the Nevada Administrative Code.
3*		<b>License Denial Appeals:</b>	<ol style="list-style-type: none"> <li>1. NRED v. Black, Yusef Ramon Case No. S-LDA-06-021</li> <li>2. NRED v. Gerstner, Scott Case No. S-LDA-06-013</li> <li>3. NRED v. Larsen, James R. Case No. N-LDA-06-015</li> <li>4. NRED v. Larsen, Terry A. Case No. S-LDA-06-012</li> <li>5. NRED v. Van Tran, Pete Case No. S-LDA-06-016</li> </ol>
4*		<b>DISCIPLINARY ACTION:</b>	<ol style="list-style-type: none"> <li>1. NRED v. Alarcon, Sergio Case No. S04-09-17-073 License No. 27497</li> <li>2. NRED v. Britton, Harry (Broker for Alarcon) Case No. S04-09-17-073 License No. 13655</li> <li>3. NRED v. Knobloch, Richard Case No. S06-07-02-02 License No. 48519 BS</li> <li>4. NRED v. Frasure, James (Broker for Knobloch) Case No. S06-07-01-01 License No. 39927</li> <li>5. NRED v. Artiga, Tatiana Case No. S05-07-32-032 License No. 53079S</li> <li>6. NRED v. Fitzpatrick, Bill (Broker for Artiga) Case No. S05-10-41-141 License No. 36459B</li> <li>7. NRED v. Murphy, Maureen Anne Case No. S05-03-24-315 License No. 33039</li> <li>8. NRED v. Trudeau, Jeannine Case No. S05-11-26-181 License No. 34607 BC</li> </ol>
5*		<b>Action on Petition for Owner-Developer Experience approval pursuant to NAC 645.750(6)</b>	<ol style="list-style-type: none"> <li>1. Fetterly, Kim Lic # S.0042652</li> <li>2. Wynne, Richard Chat Lic #BS.0000104</li> </ol>

6*		<b>Commission/Division Business</b>	<ol style="list-style-type: none"> <li>1. Discussion and possible action to approve minutes for October 12, 2005 Commission meeting.</li> <li>2. Discussion and possible action to approve minutes for November 29 – December 1, 2005 Commission meeting.</li> <li>3. Discussion and possible action to approve minutes for January 9, 2006 Commission meeting.</li> <li>4. Discussion regarding Attorney General Case Status Report.</li> <li>5. Discussion regarding Disciplinary Report.</li> <li>6. Discussion regarding Administrator’s Report on Personnel update.</li> <li>7. Discussion and possible action regarding distance education certification requirements pursuant to NAC 645.443.</li> <li>8. Discussion and possible action regarding position statement by commissioners on Consent to Act form.</li> <li>9. Discussion and possible action on proposed changes, additions and deletions to NAC 645, including review of public comments from regulation workshops held February 1, 2006 and February 6, 2006.</li> <li>10. Discussion and possible action regarding proposed changes for 2007 Legislative Session.</li> <li>11. Commissioner comments.</li> <li>12. DISCUSSION AND POSSIBLE ACTION ON DATE, TIME, PLACE AND AGENDA ITEMS FOR UPCOMING MEETINGS.</li> </ol>
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**EDUCATION:  
CONSENT AGENDA**

The Commission will take action on all of the items on the consent agenda unless a member of the Commission, the Attorney General’s Office, Division staff or the public wishes to speak in regard to a certain item, in which case the Commission may, in its discretion, pull the item from the consent agenda.

Commission may take the following actions:

1. To change designation of any of the following course;
2. To approve, disapprove any of the following courses for the amount of hours requested, recommended or any amount they deem appropriate.

**CONSENT AGENDA EDUCATION COURSES**

**NEW REAL ESTATE CONTINUING  
EDUCATION COURSES**

1. Dearborn Financial Publishing, Inc  
“Property Disclosures: The Real Estate Professional’s Guide to Reducing Risk”  
**Request:** 6 Hours      General      Internet
2. Dearborn Financial Publishing, Inc  
“Property Disclosures: The Real Estate”  
**Request:** 6 Hours      General      Computer Based Training
3. Dearborn Financial Publishing, Inc.  
“Reverse Mortgages for Senior Homeowners”  
**Request:** 6 Hours      General      Internet
4. Dearborn Financial Publishing, Inc.  
“Reverse Mortgages for Senior Homeowners”  
**Request:** 6 Hours      General      Computer Based Training
5. Cindy Stephens – MCS Mortgage Co.  
“Loan Process in a Nutshell for the Real Estate Professional”  
**Request:** 4 Hours      General
6. Incline Village Board of REALTORS®  
“Your Purchase Agreement: Batteries Not Included”  
**Request:** 3 Hours      Contracts
7. Greater Las Vegas Association of REALTORS®  
“Advanced Contracts: The How – to of Complex Transactions”  
**Request:** 3 Hours      Contracts
8. Greater Las Vegas Association of REALTORS®  
“RESPA & Limited Service Brokers”  
**Request:** 3 Hours      General
9. Greater Las Vegas Association of REALTORS®  
“Buyer and Seller Agency in Nevada”  
**Request:** 3 Hours      Agency
10. Greater Las Vegas Association of REALTORS®  
“Agency – Effective Sales Strategies”  
**Request:** 3 Hours      Agency

**EDUCATION**

Commission may take the following actions:

1. To change designation of any of the following course;
2. To approve, disapprove any of the following courses for the amount of hours requested, recommended or any amount they deem appropriate; OR

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**CONSENT AGENDA EDUCATION COURSES**

**NEW REAL ESTATE CONTINUING  
EDUCATION COURSES**

11. Greater Las Vegas Association of REALTORS®  
“Understanding the Escrow, Title and Closing  
Process”  
**Request:** 3 Hours General
12. Greater Las Vegas Association of REALTORS®  
“Land – The Basics”  
**Request:** 3 Hours General
13. UNLV Lied Institute for Real Estate Studies  
“Workforce Housing: Taking the Next Steps”  
**Request:** 3 Hours General

**NEW REAL ESTATE POSTLICENSING  
EDUCATION COURSES**

1. Key Realty School, LLC  
“30 Hour Post Licensing”  
**Request:** 30 Hours POST
2. Ticor Title Company  
“Basic Closing Procedures for the New Licensee”  
**Request:** 3 Hours POST

**NEW REAL ESTATE PRE-LICENSING  
EDUCATION COURSES**

1. Truckee Meadows Community College  
“Property Management”  
**Request:** 24 Hours Classroom
2. Western Nevada Community College  
“Real Estate Brokerage”  
**Request:** 45 Hours Classroom
3. Western Nevada Community College  
“Property Management”  
**Request:** 30 Hours Classroom

**DISCUSSION AGENDA EDUCATION COURSES**

**NEW REAL ESTATE CONTINUING  
EDUCATION COURSES**

1. Lake Tahoe Mortgage Corporation  
“Missed Fortune – Managing Home Equity to Create Wealth”  
**Request:** 3 Hours            General
2. World Savings  
“Needs Based Mortgage Consulting”  
**Request:** 3 Hours            General
3. Credit Learning Systems  
“Raise Your Credit Score”  
**Request:** 4 Hours            General
4. Society of Industrial and Office Realtors  
“Expanding the Scope of Commercial Brokerage”  
**Request:** 16 Hours            General
5. Lorman Business Center, Inc.  
“Preventative Maintenance for Multi-Unit Housing”  
**Request:** 7 Hours            General
6. Greater Las Vegas Association of REALTORS®  
“What Were You Thinking?”  
**Request:** 3 Hours            General
7. Greater Las Vegas Association of REALTORS®  
“Negotiating with Multicultural Clients”  
**Request:** 3 Hours            General

**APPEALED REAL ESTATE  
CONTINUING EDUCATION COURSES**

1. The Center for Compassionate Care  
“Selling in Times of Grief and Loss (Ethical Issues and Dilemmas)”  
**Request:** 4 Hours            Ethics

			<p style="text-align: center;"><b><u>COURSES CONTINUED FROM THE JANUARY HEARING</u></b></p> <p style="text-align: center;"><b><u>NEW REAL ESTATE CONTINUING EDUCATION COURSES</u></b></p> <ol style="list-style-type: none"> <li>1. ABC Real Estate School “Nevada Law Update” <b>Request:</b> 6 Hours            Law    Correspondence</li> <li>2. 360 Training “Environmental Hazards” <b>Request:</b> 4 Hours            General            Internet</li> <li>3. 360 Training “Asset Management” <b>Request:</b> 3 Hours            General            Internet</li> <li>4. 360 Training “Fair Housing” <b>Request:</b> 4 Hours            General            Internet</li> <li>5. Agent Campus.com “Environmental Hazards” <b>Request:</b> 4 Hours            General            Internet</li> <li>6. Agent Campus.com “Asset Management” <b>Request:</b> 3 Hours            General            Internet</li> <li>7. Agent Campus.com “Fair Housing” <b>Request:</b> 4 Hours            General            Internet</li> </ol> <p style="text-align: center;"><b><u>NEW PRE-LICENSING EDUCATION COURSE</u></b></p> <ol style="list-style-type: none"> <li>1. Liberty Real Estate School “Broker Management” <b>Request:</b> 45 Hours            Classroom</li> </ol>
8		<b>Public Comment:</b>	<b>MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER</b>
9*		<b>Adjournment</b>	

**THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 9:00 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:**

NV Real Estate Division  
788 Fairview Drive, Suite 200  
Carson City, NV 89701-5453

**State of Nevada**  
**Dept. of Business & Industry**  
**INTERNET PAGE:**  
**<http://www.red.nv.us>**

NV Real Estate Division  
2501 E. Sahara Avenue, #102  
Las Vegas, NV 89104-4137

NV Association of REALTORS  
760 Margrave Drive, Ste. 200  
Reno, NV 89510

Sierra Nevada Association of REALTORS  
300 South Curry St., #3  
Carson City, NV 89703

Elko Board of REALTORS  
355 5th Street  
Elko, NV 89801

Greater Las Vegas  
Association of REALTORS  
1750 East Sahara Avenue  
Las Vegas, NV 89104

Reno/Sparks Association  
of REALTORS  
5650 Riggins Court  
Reno, NV 89502

Incline Village Board  
of REALTORS  
924 Incline Way, Suite 1  
Incline Village, NV 89452

Nevada State Library  
100 Stewart Street  
Carson City, NV 89710

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

Desert Mountain Realty  
1060 Avenue F  
Ely, NV 89301

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

Century 21/Sonoma Realty  
335 West 4th. Street  
Winnemucca, NV 89445

Battle Mountain Realty  
P. O. Box 1150  
142 S. Reese Street  
Battle Mountain, NV 89820

T & M Group Realty  
ATTN: TERRY FOLK  
2301 Winery Road, #2  
Pahrump, NV 89048

**State Real Estate Division**