



**DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION
www.red.state.nv.us**

**NOTICE & AGENDA OF PUBLIC MEETING
OF THE
NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE
SEPTEMBER 16-18, 2008**

The Nevada Commission of Appraisers of Real Estate will conduct a meeting on **SEPTEMBER 16-18, 2008, beginning at 9:30 a.m. on TUESDAY, SEPTEMBER 16, 2008, and at 8:30 a.m. each day thereafter**, at the following locations:

SEPTEMBER 16-17, 2008
GRANT SAWYER BUILDING
555 E. WASHINGTON AVE.
ROOM 4401
LAS VEGAS, NV 89101

SEPTEMBER 18, 2008
GRANT SAWYER BUILDING
555 E. WASHINGTON AVE.
ROOM 4412
LAS VEGAS, NV 89101

THIS MEETING WILL BE VIDEO-CONFERENCED ON ALL THREE DAYS TO:

SEPTEMBER 16-18 2008
LEGISLATIVE BUILDING
401 S. CARSON ST.
ROOM 3137
CARSON CITY, NV 89701

THIS MEETING WILL ALSO BE BROADCAST ON THE INTERNET. TO ACCESS THE INTERNET BROADCAST USE THE FOLLOWING LINK:

<http://www.leg.state.nv.us/audio/AudioVideo.cfm>

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. The Commission may take action only on those items denoted as action items.

NOTICE: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Linda Pierson at (702) 486-4074, prior to the meeting so arrangements may be conveniently made.

*** Denotes potential action item**

1. COMMISSION/DIVISION BUSINESS

- A) *Introduction of Commissioners in attendance.
- B) *Introduction of Division staff in attendance.

2. COMMISSION BUSINESS

- A) **SWEARING IN OF COMMISSIONER MICHAEL CHESHIRE.**
Commissioner Cheshire will be sworn in by administration of the Oath of Office.
- B) *Discussion and possible action regarding election of officers for FY09.
- C) *Discussion and possible action regarding approval of minutes from the June 18-19, 2008 meeting.
- D) *Discussion and possible action regarding proposed changes for the 2009 Legislative Session.
- E) *Discussion and possible action regarding regulatory changes to NAC chapter 645C.
- F) *Discussion and possible action regarding anonymous complaints to the Division.
- G) *Discussion and possible action to set meeting calendar for 2009.
- H) *Discussion and possible action on date, time, place and agenda items for upcoming meeting(s).
- I) Commissioner comments.

3. DIVISION BUSINESS

- A) Discussion regarding the Discipline report.
- B) Discussion regarding Attorney General case status report.
- C) Discussion regarding Appraisal Officer's current case load.
- D) Discussion regarding report from the Administrator on:
 - a. The Real Estate Commission's Task Force on Broker Price Opinions.
 - b. Report from Appraisal Subcommittee regarding its June, 2008 field review.

4. *WORKSHOP TUESDAY, SEPTEMBER 16, 2008, 10:00 A.M.

Workshop to receive comments from all interested persons regarding the adoption of regulations that pertain to Chapter 645C of the Nevada administrative Code.

The following general topics may be addressed in the proposed regulations, including, but not limited to:

- < A regulation relating to appraisers of real estate;
- < Revising provisions governing the qualifications of certain instructors;
- < Revising provisions governing the education required to obtain registration, licensure or certification by the Commission of Appraisers of Real Estate;
- < Revising provisions governing the continuing education requirements for the renewal of registration, licensure or certification; and
- < Providing other matters properly relating thereto.

The proposed regulation may be viewed at: <http://www.leg.state.nv.us/register/2008Register/R196-08P.pdf>

5. *DISCIPLINARY ACTION

- 1. NRED v. Willard Nelson
Case No. 07.010.S
License No. A.0004818-CR
- 2. NRED v. Thomas Ingle
Case No. 07.015.S, 07.016.S, 07.017.S, 07.058.S, 08.044.S
License No. A0003929-CR
- 3. NRED v. John Merzlock
Case Nos. 07.080.S, 07.081.S, 07.109.S, 07.114.S, 07.125.S, 07.024.S
License No. A.0003047 and A.0007665-CR
- 4. NRED v. Kyle Blanchard
Case No. 08.025.S
License No. A.0007294-CR

5. NRED v. Kevin Dikes
Case Nos. 08.018.S, 08.005.S
License No. A.0002068-RES
6. NRED v. Romeo Gharjarian
Case Nos. 07.057.S
License No. A.0001852-RES

6* EDUCATION:

Commission may take the following actions:

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

APPRAISAL EDUCATION AGENDA

CONSENT AGENDA

1. **Appraisal Institute**
 - a. Introduction to FHA Appraising – 7 hrs CE
 - b. Appraisal Curriculum Overview (Residential) – 8 hrs CE
 - c. Appraisal Curriculum Overview (General) – 15 hrs CE
 - d. Commercial Appraisal Engagement & Review Seminar for Bankers and Appraisers – 7 hrs CE
2. **Allterra Consulting Group, Inc.**
 - a. Market Metrics - 7 hrs CE
3. **Columbia Institute**
 - a. Appraising in Declining Markets, No. 110” – 8 hrs CE
 - b. Appraising REO/Foreclosures, No. 125” – 8 hrs CE
 - c. FHA Today, No. 114 – 8 hrs CE
4. **Law Seminars International**
 - a. Development Agreements, Easements and CCRs – 6.5 hrs CE
5. **Mae Real Estate Education**
 - a. Developing and Reporting a Defensible 1004 Form Report (AP202) – 8 hrs CE
6. **McKissock, LP**
 - a. Introduction to Green Building for Appraisers – On-Line – 2 hrs CE
 - b. The Art of the Addenda – On-line- 4 hrs CE
7. **Van Education Center**
 - a. Residential Environmental Hazards Screen – On-Line - 8 hrs CE

DISCUSSION

8. **ASFMRA**
 - a. ASREMA 79th Annual Meeting – 10 hours CE

WITHDRAW APPROVAL

- NV Real Estate School**
 - b. “I’ll Make You an Offer You Can’t Refuse”-Nevada Real Estate School – 7 hrs CE

7. PUBLIC COMMENT:

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER

8. *ADJOURNMENT:

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:

Carson City Assessor
201 N. Carson Street, Suite 6
Carson City, NV 89701

Churchill County Assessor
155 N. Taylor Street, Suite 200
Fallon, NV 89406

Douglas County Assessor
1616 8th Street
P.O. Box 218
Minden, NV 89423

Elko County Assessor
Elko County Courthouse
P.O. Box 8
Elko, NV 89801

Humboldt County Assessor
50 W. Fifth Street
Winnemucca, NV 89445

International Right of Way
City of Henderson
240 Water Street
Henderson, NV 89515

Lander County Assessor
315 S. Humboldt
Battle Mountain, NV 89820

Lyon County Assessor
Lyon County Courthouse
P.O. Box 460
Yerington, NV 89447

Mineral County Assessor
1st & A Street
P.O. Box 400
Hawthorne, NV 89515

Nevada Association of Realtors
760 Margrave Drive, Suite 200
Reno, NV 89510

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

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

NDOT-Right of Way Division
123 E. Washington Avenue
Las Vegas, NV 89301

NDOT - Chief ROW Agent
Capitol Complex
Carson City, NV 89710

Nye County Assessor
Nye County Courthouse
P.O. Box 271
Tonopah, NV 89049

Pershing County Assessor
400 Main Street
P.O. Box 89
Lovelock, NV 89419

Reno-Carson-Tahoe-Appraisal Institute
P.O. Box 711
Reno, NV 89505

Sierra Pacific Power Company
Right of Way Division
600 Neil Road
Reno, NV 89502

Washoe County Assessor
1001 E. 9th Street, P.O. Box 11130
Reno, NV 89520

White Pine County Assessor
White Pine County Courthouse
Campton Street, P.O. Box 830
Ely, NV 89301

Nevada Real Estate Division Website
<http://www.red.state.nv.us>