

STATE OF COLORADO

Division of Real Estate
Erin Toll
Director

Department of Regulatory Agencies
D. Rico Munn
Executive Director



Bill Ritter, Jr.
Governor

1560 Broadway, Suite 925
Denver, Colorado 80202
Phone: (303) 894-2166
Fax: (303) 894-2683
www.dora.state.co.us/real-estate

February 29, 2008

Richard Nelson
5225 Balsam St., Unit 3
Arvada, CO 80002

RE: Colorado Real Estate Commission Case No. 80357354

Dear Mr. Nelson:

The above referenced case has been reviewed by our investigative staff. Our investigation has disclosed misconduct in this case, specifically an alleged violation of § 12-61-113(1)(m), C.R.S. However, we have determined that the instance of misconduct disclosed by our investigation does not warrant formal action but should not be dismissed as being without merit. As a result, you are hereby officially admonished for your misconduct in this matter in accordance with § 12-61-113(6), C.R.S.

This Letter of Admonition is in lieu of a formal hearing. You are advised that you have a right under § 12-61-113(6), C.R.S. to make a written request, within twenty (20) days after receipt of this letter, that formal disciplinary proceedings be initiated against you to adjudicate the propriety of the conduct upon which the Letter of Admonition is based. If such request is timely made, this Letter of Admonition shall be deemed vacated and the matter shall be processed by means of formal disciplinary proceedings. Accordingly, a formal hearing could result in sanctions against your professional license.

Sincerely,

Marcia Waters
Investigations and Compliance Director