

**EXHIBIT B**

Procedure	Deadline	Reference
Special Use Permit NRS 278.315	Hearing must be conducted before planning commission 65 days after filing of application.  If Planning commission is acting as final authority, it shall hold public hearing within 65 days.  If Planning commission is advisory it will hold public hearing in time for City Council to hold public hearing in 65 days.  Planning Commission must notify applicant within 10 days after final action.	NRS 278.315.2 SMC 20.07.030  SMC 20.13.060.C SMC 20.13.060.G  SMC 20.13.060.D SMC 20.13.060.G  SMC 20.13.060.H
Variances NRS 278.315	Hearing must be conducted before planning commission 65 days after filing of application.  Planning Commission must notify applicant of decision within 10 days.	NRS 278.315.2 SMC 20.16.020.C  SMC 20.16.030.D
Appeals to City Council NRS 278.3195	City clerk must schedule matter for next regular meeting of council.  Decision must be rendered within 60 days after application.	SMC 20.07.030.B  NRS 278.3195.2 (d) (2)

Tentative Subdivision Map NRS 278.330	Planning commission must act within 60 days after accepting a completed application, and file recommendations with City Council.	NRS 278.330.5
	City Council must act within 60 days after receiving recommendations of planning commission.	NRS 278.349.1
Final Subdivision Map approval NRS 278.360	After receipt of final map, Council must act at its next meeting.	NRS 278.380.1 (a)
Parcel Map NRS 278.464	Planning commission must make recommendation within 60 days after receiving completed application.	NRS 278.464.1
	City Council must act within 60 days after receiving recommendations from planning commission.	NRS 278.464.3
Waiver of Parcel Map requirement.	City Council must act within 60 days upon receiving completed application for waiver of parcel map, unless otherwise extended.	NRS 278.464.4
Division of Land into large parcels. NRS 278.471	If Tentative map is waived, Council has 60 days after filing to designate easements.	NRS 278.471.2 &.3
	City Council shall act on final map within 60 days unless extended by mutual agreement.	NRS 278.472.2
Reversion of maps to acreage. NRS 278.490	City Council must act at its next meeting or within 30 days after filing of map.	NRS 278.490.2
Tentative Approval of PD Handbook. NRS 278A.	Preapplication meeting required. Formal application must be made within 6 months following preapplication.	SMC 20.18.040
	Public hearing or hearings must be concluded within 60 days after start.	NRS 278A.480.2
Final Approval of PD Handbook. NRS 278A.	If final plan not in substantial compliance, City must notify applicant within 30 days.	NRS 278A.550.1

	<p>If plan not in substantial compliance and applicant wants to refile or request public hearing, must do so later of (i) filing date required in tentative approval order, or (ii) 30 days after notified as above.</p> <p>If hearing requested, it must be held within 30 days. Notice must be given in accordance with NRS 278A.480</p> <p>Within 20 days after hearing, City must act by minute action.</p> <p>Approved plan must be certified without delay and recorded.</p>	<p>NRS 278A.550.2</p> <p>NRS 278A.550.3</p> <p>NRS 278A.550.4</p> <p>NRS 278A.570.1</p>
<p>Rezoning NRS 278.260</p>	<p>Public hearing must be held within 110 days following initiation.</p> <p>Within 40 days following public hearing, planning commission shall file a written report. Failure to do so constitutes a recommendation.</p> <p>Planning commission shall notify applicant of recommendation within 5 days.</p> <p>Upon filing of report or 40 days without such filing, City Clerk shall cause a rezoning bill to be prepared by city attorney.</p>	<p>SMC 20.19.030.B.1</p> <p>SMC 20.19.030.B.2 SMC 20.19.030.B.3</p> <p>SMC 20.19.030.B.3</p> <p>SMC 20.19.030.B.4</p>
<p>Site Plan Review SMC 20.31</p>	<p>Within 30 days from filing of a complete site plan review, Community Development Dept. shall submit to applicant letter of conditions of approval.</p>	<p>SMC 20.31.030</p>
<p>Sign Permits SMC 20.56</p>	<p>"Action deadline" is within 30 days after application date.</p> <p>Notice of action within 5 days.</p> <p>Expedited process for temporary sign</p>	<p>SMC 20.56.300.C.1</p> <p>SMC 20.56.300.C.2</p> <p>SMC 20.56.300.D.1</p>

	permits; by noon of 5 <sup>th</sup> business day following application date.	
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Master Developer may, however, revoke this waiver entirely or on an "application by application" basis by written notice to City provided that the time period shall start to run from the later of (i) date the notice is received, or (ii) the date that a complete application or request for the procedure is received.