

OFFICE OF CITY CLERK, CITY OF LAS VEGAS,  
CLARK COUNTY, NEVADA, FEBRUARY 3, 1927.

At a regular meeting of the Board of City Commissioners of the City of Las Vegas, Clark County Nevada, held on the 3rd day of February, A. D. 1927, at the hour of three o'clock, P. M. Present Hon. J. P. Hesse, Mayor, with Commissioners W. B. Mundy, O. J. Smith, W. E. Elwell and Chas. J. Hammond, together with the City Attorney, F. A. Stevens and City Clerk.

Minutes of the previous meetings were read, and there being no omissions or corrections were approved as read.

Reports of officers were read, approved and ordered placed on file in the office of the Clerk of the Board.

All claims approved as per claim book on file in the office of the Clerk.

At this time the gaming license of J. W. Horwen, for an additional table was approved, and the Clerk was directed to issue the license for same. Moved by Commissioner W. B. Mundy, and Seconded by O. J. Smith.

Thereupon there being no further business to come before the Board at this time it was ordered upon motion duly made and carried that the Board adjourn until Friday, February 4, A. D. 1927, at the hour of three o'clock, P. M.

Voting on said motion Commissioners, Mundy, Elwell, Smith, Hammond, and his Honor the Mayor J. P. Hesse, Aye. Noes, none.

Attest:

*W. L. Scott*  
Clerk

Approved:

*J. P. Hesse*  
Mayor

OFFICE OF CITY CLERK, CITY OF LAS VEGAS, CLARK  
COUNTY, NEVADA, FEBRUARY 4, 1927.

At a regular adjourned meeting of the Board of City Commissioners of the City of Las Vegas, Clark County, Nevada, held on the 3rd day of February, A. D. 1927, at the hour of three o'clock, P. M. Present Hon. J. P. Hesse, with Commissioners W. B. Mundy, O. J. Smith, and W. E. Elwell, together with the City Attorney, F. A. Stevens and City Clerk.

Minutes of the previous meetings were read, and there being no omissions or corrections were approved as read.

It was ordered by the Board at this time to have all licensee and fines be apportioned as follows: \$2,000.00, to Police and Fire, \$500.00 to salary, and the balance to General. The Clerk was then directed to write to the City Treasurer, Mr. J. M. Ullom, as to this distribution.

On motion of Commissioner Elwell, seconded by Commissioner O. J. Smith, the following Preambles and Resolution was duly adopted:

RESOLUTION

WHEREAS, there were cast in the City of Las Vegas for Representative in Congress at the last preceding general election, held on November 2, 1926, Thirteen Hundred thirty eight votes, and

WHEREAS, a petition has this 8th day of February, 1927, been presented to and filed with the Board of City Commissioners of the City of Las Vegas, containing the following prayer, to-wit:

To the Honorable Board of City Commissioners of the City of Las Vegas, in the County of Clark, State of Nevada:

Gentlemen:

We the undersigned, electors of the City of Las Vegas, Clark County, Nevada, do hereby petition your honorable body to reconvey, upon such terms as you may describe, all the right, title and interest, of said city of Las Vegas, in and to the land and premises hereinafter described which have heretofore been donated and dedicated for use as an agricultural for rounds, park, aviation field and automobile parking ground for the accomodation of the travelling public and purposes incident thereto, to Las Vegas Land & Water Co., the corporation from whom such land was acquired. We respectively believe that such reconveyance will be advantageous to such city and its citizens.

The land so donated and dedicated which we petition to be reconveyed is situate in the City of Las Vegas, Clark County, Nevada, and is described as follows:

Commencing at a point 80 ft. N. 28 deg. 13 min. E. from the NE corner of Block 33, at its intersection with Stewart and Fifth street as shown on Map of Clark's Las Vegas Townsite, and running thence N. 61 deg. 47 min. W. 1060 ft; thence E. 28 deg. 13 min. E. 960 ft; thence N. 54 deg. 47 min. E. 4472 ft; thence S. 61 deg. 47 min. E. 860 ft; thence S. 28 deg. 13 min. W. 1360 ft; to the

place of beginning excepting and excluding therefrom 667 acres in conflict with Buck's addition and comprising a net area of 31.510 acres exclusive of said conflict; being the same land as is described in the deed from Las Vegas Land & Water Co., a corporation to the County of Clark, in the State of Nevada and the city of Las Vegas a municipal corporation in said County of Clark, State of Nevada as tenants in common and which deed is recorded in Book 8 of Deeds, pages 408, 409 and 410 Clark County, Nevada, Records, and which records are hereby referred to and made a part hereof.

WHEREAS, said petition consists of several parts, each containing signatures and verification as hereinafter mentioned, and each part has appended thereto the signature and places of residence of electors of said City of Las Vegas, and

WHEREAS, each of said parts of said petition has appended thereto as a part thereof the oath of one of the signers of each respective part that the statements therein made and the signatures therein set forth are true to the best of the knowledge and belief of the person so make the respective oath, and

WHEREAS, this Board has found, and hereby finds and determines from the foregoing that the said petition, as a whole and in its said several parts, is in proper form and is verified as required by law and further that the said petition in the aggregate contains the signatures of Seven hundred seventy four persons, who were at the time of the making of such signatures, and now are, electors of the said City of Las Vegas in a number in excess of fifty-one per cent, of the number of votes cast in such City for representative in Congress at the last preceding general election, held November 2, 1926, and

WHEREAS, it appears to and is so found and determined by this Board that the land mentioned and embraced in said petition, and hereinafter more particularly is described is now held in trust for the public for the following public uses, to-wit: For use solely for agricultural fair grounds, park, aviation field and automobile parking ground for the accomodation of the traveling public and purposes incident thereto, by the City of Las Vegas and the County of Clark, both in the State of Nevada, as tenants in common, under a donation and dedication thereof to such public uses, made by that certain deed of conveyance, bearing date the 17th day of April, 1922, made by Las Vegas Land & Water Company, a corporation, as grantor, and said County of Clark and said City of Las Vegas, as grantees, which said deed embraces and embraced the following described land, to-wit:

Commencing at a point 80 ft. N. 28° 15' E. from the N. E. Corner of Block 73, at its intersection with Stewart and Fifth Streets, as shown on map of Clerk's Las Vegas Townsite, and running thence N. 61° 47' W. 1050 ft; thence N. 28 1/2° E. 960 ft; thence N. 54° 47' E. 447.2 ft; thence S. 61° 47' E. 860 ft; thence S. 28 1/2° W. 1360 ft., to the place of beginning, excepting therefrom .667 acres in conflict with Buck's Addition and comprising a net area of 31, 510 acres, exclusive of said conflict, and

WHEREAS, said deed by its terms provides for the reversion of said land to the said donor Las Vegas Land & Water Company upon the failure of the said grantees, to comply with the conditions thereof, as set forth in said deed, which is of record in Book 8 of Deeds, pages 408, 409, 410 and 410 A, Clark County, Nevada Records, which said record is hereby specifically referred to and made a part hereof, and

WHEREAS, it appears to this Board that said Las Vegas Land & Water Company is about to enter an agreement with one A. L. Richmond of Los Angeles, California to convey to said A. L. Richmond approximately ninety acres of land in said City of Las Vegas, including said 31.510 acres hereinafter referred to as "Public Park", upon the requirements of a proposed agreement a copy of which has been submitted to this Board, wherein, among other things, the said A. L. Richmond is required, on or before six months from the date of the execution and delivery of the deed and abstract, provided for in said proposed agreement, to commence and thereafter diligently pursue the construction of a first class modern tourist hotel on said premises, so proposed to be conveyed by said Las Vegas Land and Water Company, the same to contain not less than one hundred fifty (150) rooms and to cost and to be reasonable worth not less than Two Hundred Fifty Thousand (\$250,000.00) Dollars, together with suitable adjuncts such as garages, roadways, drives, walks, lawns, gardens, tennis courts, swimming pool, a nine hole golf course and other play grounds in and upon said premises, so proposed to be conveyed to said A. L.

Richmond by said Las Vegas Land & Water Company, the said adjuncts to cost and to be reasonable worth the sum of Fifty-Thousand Dollars (\$50,000.00) and to complete the same and the whole thereof and have it and them available and in actual operation for the accommodation of guests on or before September 1, 1928; and, it is provided in said proposed agreement that in order to insure the construction of said hotel and adjuncts upon said premises, so proposed to be conveyed to said A. L. Richmond, as aforesaid, he, the said A. L. Richmond shall on or before thirty days from the date of the execution and delivery of said agreement, deliver to the said Las Vegas Land & Water Company a good and sufficient bond in the penal sum of Fifty Thousand (\$50,000.00) with sureties to be approved by said Las Vegas Land & Water Company, conditioned on and requiring the performance of said agreement, and

WHEREAS, in order to fully consummate the arrangement contemplated by and embraced in said proposed agreement, it is necessary that said City of Las Vegas and County of Clark re-convey the above-described Public park to said Las Vegas Land & Water Company, and

WHEREAS, it appears to this Board and is so found and determined by this Board that the maintenance by said City, either solely, or in connection with such co-owner, the said County of Clark, of such public park for the purposes specified in the instrument or instruments of donation and dedication, as aforesaid, under the conditions prescribed by and contained in said deed of donation and dedication as aforesaid, is unnecessarily burdensome upon said City, and that such re-conveyance of the said premises, so held by said City and County, to said Las Vegas Land & Water Company, to facilitate and make possible the consummation of the said proposed agreement and arrangements and the construction and operation of said hotel and adjuncts, will be advantageous to said city and its citizens,

NOW THEREFORE, BE IT RESOLVED, that a deed of re-conveyance, without warranty, on behalf of said City of said Public Park, as hereinabove more particularly described, shall be and is hereby ordered and directed to be made of all the right, title and interest of said City of Las Vegas to said Las Vegas Land & Water Company; that such deed of re-conveyance on behalf of said City shall be executed under the hand of the Mayor of said City of Las Vegas, and attested by the City Clerk thereof under the seal of said City; that such deed of re-conveyance may be made, as aforesaid, either in conjunction with a deed executed by the County of Clark or separately; that in such deed of re-conveyance the right shall be specifically reserved to said City, either separately or in conjunction with the said County of Clark, to remove the improvements from said public park within Sixty days from the date of such deed, so executed by and on behalf of said City.

BE IT FURTHER RESOLVED, that said deed of re-conveyance shall not be delivered by the said Mayor and City Clerk, who are hereby empowered to make delivery of said deed of re-conveyance, until the said proposed agreement, substantially in the form and substance as above mentioned, has been entered into between said Las Vegas Land & Water Company and said A. L. Richmond, and further, that in such agreement is not entered into between said Las Vegas Land & Water Company and said A. L. Richmond, substantially in the form and substance as above mentioned within thirty days from this eightieth day of February, 1927, then this Resolution and all the papers thereof shall ipso facto become imperative, null and void.

The vote on said Resolution was as follows: Mundy, Elwell, Smith, and His Honor the Mayor voting aye. None voting nay.

Thereupon upon motion of Commissioner O. J. Smith, seconded by Commissioner Mundy, the following Preambles and Resolution were duly adopted:

Whereas, by Resolution duly adopted at this meeting, held on the 8th day of February, 1927 the Board of City Commissioners of the City of Las Vegas have authorized the Mayor and City Clerk to execute and deliver to Las Vegas Land & Water Company, a corporation, a deed of re-conveyance of what was denominated therein as "Public Park" the premises embraced therein being more particularly described in said Resolution, to which reference is hereby had and made, and

WHEREAS, it is deemed necessary in order to protect the rights and interests of the City of Las Vegas and its citizens that further provision should be made with respect to the delivery of said deed of re-conveyance as hereinafter set forth, and

Whereas, one of the principal considerations for the making and delivery of said deed of reconveyance was and is the assurance that the said tourist hotel and adjuncts would be completed and put in operation as provided in the said proposed agreement between said Las Vegas Land & Water Company and said A. L. Richmond, and it is also now considered and was considered in the adoption of said Resolution at this meeting, as aforesaid, that provision should be made for the reconveyance to said City of said public park in the event the said proposed agreement is executed and delivered by and between said Las Vegas Land & Water Company and said A. L. Richmond, and said A. L. Richmond shall fail to execute and deliver the (\$50,000.00) indemnity bond provided for in said proposed agreement, and further that in the event said agreement is executed and delivered and said bond is also executed and delivered as proposed that said City of Las Vegas should have a reasonable share of the net proceeds derived from said indemnity bond in the event of its successful enforcement upon a breach of the conditions thereof.

NOW THEREFORE BE IT RESOLVED, that as a further condition precedent to the delivery of said deed of reconveyance by said Mayor and City Clerk they shall on behalf of said City of Las Vegas under the hand of said Mayor, attested by said City Clerk under the seal of said City enter into an agreement with said Las Vegas Land & Water Company upon the following conditions;

1. That in the event said proposed agreement between said Las Vegas Land & Water Company and said A. L. Richmond is entered into substantially in the form provided for in said Resolution heretofore passed at this meeting, and said A. L. Richmond shall within the period of thirty days, provided for in said proposed agreement, fail to neglect or refuse to deliver the said \$50,000.00 indemnity bond therein provided for, and said deed of reconveyance shall have passed to said Las Vegas Land & Water Company, then and in that event the said Las Vegas Land & Water Company shall re-convey said Public Park to the City of Las Vegas, in trust for public park purposes.

2. That in the event said proposed agreement and said bond are executed and delivered, as aforesaid, and in the event a breach of the conditions of said bond is made by said A. L. Richmond, giving rise to a cause of action upon said bond by said Las Vegas Land & Water Company, then and in that event One sixth of the net Amount recorded in any but upon said bond shall be, upon its recovery by said Las Vegas Land & Water Company paid to said City of Las Vegas.

The vote on said Resolution was as follows: Commissioners Kundy, Elwell, Smith, His Honor the Mayor voting aye. Nones none

There being no further business to come before the Board it was made upon motion duly made and carried that the Board adjourn until Friday the 11th day of February, A. D. 1927, at the hour of three o'clock, P. M.

Voting on said motion Commissioners, Kundy, Elwell, Smith and His Honor the Mayor, J. F. Hesse, Aye. Nones. none.

Attest:

*W. L. Hesse*  
Clerk

Approved:

*J. F. Hesse*  
Mayor