

OFFICE OF THE CITY CLERK, LAS VEGAS,

Clark County, Nevada.

February 11, 1927

adjourned

At a regular meeting of the Board of City Commissioners of the City of Las Vegas, Clark County Nevada, held on the 11th 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, W. H. Elwell, O. J. Smith, together with the City Attorney, P. A. Stevens and City Clerk.

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

At this time the Clerk presented the application for gaming license of W. H. Enne. It was moved by Smith, Seconded by Mundy, that the application be approved. The Clerk was then directed to issue the license for same.

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 Saturday the 12th day of February, 1927, at three o'clock, P. M.

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

Attest:



Clerk

Approved:



Mayor

OFFICE OF THE CITY CLERK, LAS VEGAS, CLARK

COUNTY, NEVADA, February 12, 1927.

At a regular adjourned meeting of the Board of City Commissioners of the City of Las Vegas, Clark County, Nevada, held on the 12th day of February, 1927, at the hour of three o'clock, P. M. Present Hon. J. P. Hesse, Mayor with Commissioners W. B. Mundy, W. H. Elwell, O. J. Smith, together with the City Attorney, P. A. Stevens and City Clerk.

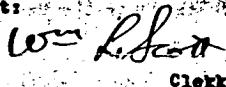
Minutes of the previous meetings were read and there being no omissions or corrections were approved as read.

At this time the making up of a Budget and the reviewing of taxes were taken under consideration.

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 Wednesday the 16th day of February, 1927, at the hour of three o'clock, P. M.

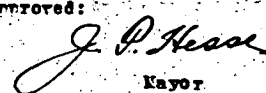
Voting on said motion Commissioners, Mundy, Elwell, Smith, and his honor, the Mayor, J. P. Hesse. Aye, Hesse, none.

Attest:



Clerk

Approved:



Mayor

OFFICE OF THE CITY CLERK, LAS VEGAS, CLARK

COUNTY, NEVADA, FEBRUARY 16, 1927.

At a regular adjourned meeting of the Board of City Commissioners of the City of Las Vegas, Clark County, Nevada, held on the 16th 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, C. J. Hammond, together with the City Attorney, P. A. Stevens, and City Clerk.

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

On motion of Commissioner W. B. Mundy, seconded by Commissioner O. J. Smith it was ordered that the resolutions of February 4, 1927 be reissued.

Voting on said motion Commissioners, W. B. Mundy, O. J. Smith, C. J. Hammond, and his Honor the Mayor J. P. Hesse, Aye, Hesse, none.

On motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_

the following Preambles and Resolutions were 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 Nov. 2, 1926, Thirteen hundred thirty-eight votes, and WHEREAS, a petition was on the 8th day of February, 1927, presented to and filed with the Board of City Commissioners of the City of Las Vegas, containing the following, 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 prescribe, all the right, title and interest, of said city of Las Vegas in and to the land and premises hereinafter described which has heretofore been donated and dedicated for use as an agricultural fair grounds, park, aviation field and automobile parking ground for the accommodation of the traveling public and purposes incident thereto, to Las Vegas Land & Water Company, the corporation from whom such land was acquired. We respectfully 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. 15 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 N. 28 deg. 15 min. E. 960 ft.; thence N. 54 deg. 47 min. E. 447.2 ft.; thence S. 61 deg. 47 min. E. 860 ft.; thence S. 28 deg. 15 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 Company, 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.

and.

WHEREAS, said petition consists of several parts, each containing signatures and verification as hereinafter mentioned, and each part has appended thereto the signatures 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 making 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 Sixty (760) persons, who were at the time of the making of such signature, 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 uses, to-wit: For use solely for agricultural fair grounds, park, aviation field and automobile parking ground for the accommodation 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 33, at its intersection with Stewart and Fifth Streets, as shown on map of Clark's Las Vegas Townsite, and running thence N. 61° 47' W. 1060 ft.; thence N. 28° 15' E. 960 ft.; thence N. 54° 47' E. 447.2 ft.; thence S. 61° 47' E. 860 ft.; thence S. 28° 15' 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, and

WHEREAS, said deed of 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 A, Clark County, Nevada Records, which said records is hereby specifically referred to and made a part hereof, and

WHEREAS, it appears to this Board that said Las Vegas Land & Water Company, has entered into an agreement, bearing date the 9th day of February, 1927, 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 said 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 execution and delivery of the deed and abstract, provided for in said 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 & Water Company, the same to contain not less than one hundred fifty (150) rooms, and the cost to be reasonably 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, 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 reasonably 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 1st, 1928; and, it is provided in said 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 ninety 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 Dollars (\$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 an additional bond of Fifty Thousand Dollars (\$50,000.00) without sureties, executed by A. L. Richmond, individually with the same conditions, and

WHEREAS, in order to fully consummate the arrangement contemplated by and embraced in said 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 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 construction and operation of said 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 reconveyance may be made, as aforesaid, either in conjunction with a deed executed by the County of Clark or separately; that in such deed of reconveyance 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 ninety days from the date of such deed, so executed by and on behalf of said City.

The vote on said Resolution was as follows: Commissioners Mundy, Elwell, Smith and his honor, the Mayor Heese, voting Aye. None None

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

Whereas, by Resolution duly adopted at this meeting, held on the 16th 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 reconveyance 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 reconveyance 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 will be completed and put in operation as provided in the said 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 indemnity bonds provided for in said agreement, and further that in the event said bonds are executed and delivered as required in said agreement, said City of Las Vegas should have a reasonable share of the net proceeds derived from said indemnity bonds in the event of their 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 A. L. Richmond shall within the period of ninety days, provided for in said agreement, fail, neglect or refuse to deliver the said two \$50,000 indemnity bonds 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 reconvey said Public Park to the City of Las Vegas, in trust for public park purposes.

2. That in the event said bonds are executed and delivered, as aforesaid, and in the event a breach of the conditions of said bonds is made by said A. L. Richmond, giving rise to a cause of action upon said bonds by said Las Vegas Land & Water Company, then and in that event one-sixth of the net amount recovered in any suit upon said bonds 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 Mundy, Elwell, Smith and His Honor the Mayor Heese, Aye. None. None.

#### AGREEMENT

THIS AGREEMENT, made and entered into in duplicate this 16th day of February, A.D., 1927, by and between Las Vegas Land & Water Company, a corporation organized and existing under and by virtue of the laws of the State of Nevada, with its principal office and place of business at the City of Las Vegas, said state, the party of the first part, and the City of Las Vegas, a municipal corporation of the State of Nevada, the party of the second part, WITNESSETH:

WHEREAS, the said party of the second part, on this 16th day of February, A. D., 1927, at an adjourned regular meeting of the Board of City Commissioners of said City of Las Vegas, duly adopted those two certain Resolutions which are attached hereto, marked respectively Exhibits "A" and "B" and made a part hereof, and

WHEREAS, the said agreement between said Las Vegas Land & Water Company and said A. L. Richmond, as mentioned in said Resolutions, Exhibits "A" and "B" was heretofore, on the 9th day of February, 1927, entered into between said Las Vegas Land & Water Company and said A. L. Richmond, a copy of which said agreement, so entered into between said Las Vegas Land & Water Company and said A. L. Richmond is attached hereto and made a part hereof, marked "Exhibit C."

NOW THEREFORE, in consideration of the premises, and under and by virtue of the terms of said Resolutions, Exhibits "A" and "B" aforesaid, it is hereby mutually agreed between the parties hereto, as follows, to-wit:

1. That if the said A. L. Richmond shall within ninety days from the date of the execution and delivery of said agreement, "Exhibit C," namely, within ninety days from February 9, 1927, fail, neglect or refuse to deliver to the said Las Vegas Land & Water Company the said indemnity bonds in the penal sum of Fifty Thousand Dollars (\$50,000) each, as provided for in said agreement, "Exhibit C," and said deed of reconveyance shall have passed to the said Las Vegas Land & Water Company from said City of Las Vegas and the County of Clark to the public park mentioned in said Resolutions, Exhibits "A" and "B", then and in that event this party of the second part herein shall, upon the request of said City of Las Vegas, acting by and through its Board of City Commissioners, reconvey said Public Park and the whole thereof to said City of Las Vegas, in trust for public park purposes.

2. That if said bonds of Fifty Thousand Dollars each are executed and delivered to said second party herein, as provided in said agreement, "Exhibit C," and in the event of a breach of the conditions of said bonds by the said A. L. Richmond, or his assigns, giving rise to a cause of action on said bonds by said Las Vegas Land & Water Company, then and in that event one-sixth of the net amount recovered in any suit upon said bonds shall be, upon its recovery by said Las Vegas Land & Water Company, paid to said City of Las Vegas.

3. Within ten days after the execution and delivery of said bonds of Fifty Thousand Dollars (\$50,000) each to said Las Vegas Land & Water Company, a full, true and correct copy thereof, as executed shall be delivered to said City of Las Vegas by said Las Vegas Land & Water Company, certified by the Secretary of said Las Vegas Land & Water Company to be correct copies.

IN WITNESS WHEREOF, the said party of the first part, acting through its \_\_\_\_\_ and \_\_\_\_\_ thereunto duly authorized, and said party of the second part, acting by and through its Mayor and City Clerk, thereunto duly authorized, have hereunto set their respective corporate names and seals the day and year in this agreement first above written.

LAS VEGAS LAND & WATER COMPANY

By \_\_\_\_\_

Its \_\_\_\_\_

Attest: \_\_\_\_\_

Its Secretary \_\_\_\_\_

CITY OF LAS VEGAS, COUNTY OF CLARK,  
STATE OF NEVADA.

By J. P. Hesse  
Its Mayor.

Attest:

City Clerk.

Attest:

Approved:

Clerk W. L. Scott Chairman

OFFICE OF THE CITY OF CLARK, LAS VEGAS,  
CLARK COUNTY, NEVADA, FEBRUARY 19th, 1927

At a regular adjourned meeting of the Board of City Commissioners of the City of Las Vegas, Clark County, Nevada, held on the 19th day of February 1927, at the hour of three o'clock, P. M. *(wds)*  
Present Hon. J. P. Hesse, Mayor with Commissioners W. B. Mundy, O. J. Smith, W. H. Elwell, together with the city Attorney, F. A. Stevens, and City Clerk.

At this time Ordinance No. 121 was read for the second time and passed upon the following vote: *upon motion of Com. Mundy, seconded by Com. Smith was*  
Moved by Commissioners W. B. Mundy, seconded by Commissioner *af* Smith, W. H. Elwell and his Honor the Mayor J. P. Hesse, voting Aye. Noes, none. *(wds)*

This ordinance was ordered published in the Las Vegas Review for one week.

The Board at this time reviewed the tax situation for the Year 1927 and was engaged in drawing up a budget for 1927.

Upon motion of Commissioner Elwell, seconded by Commissioner Mundy it was ordered *and motion was* duly carried that this body adjourn to March 1st, 1927, at the hour of three o'clock p. m.

Attest:

W. L. Scott  
Clerk

Approved:

J. P. Hesse  
Mayor

OFFICE OF THE CITY CLARK, LAS VEGAS,  
CLARK COUNTY, NEVADA, MARCH 1, 1927

*adjourned*  
At a regular meeting of the Board of City Commissioners of the City of Las Vegas, Nevada, held on the 1st day of March, 1927, at the hour of three o'clock, p. m. *(wds)*  
Present Hon. J. P. Hesse, Mayor, with Commissioners W. B. Mundy, O. J. Smith, W. H. Elwell, the city Attorney, and the City Clerk, commissioner C. J. Hammond being absent.

The board was engaged at this time in working up the budget and reviewing the Tax situation for the year 1927.

WHEREUPON: Motion duly made seconded and carried this Board adjourned to March 2, 1927 at the hour of three o'clock p. m.

ATTEST:

W. L. Scott  
CLERK

APPROVED:

J. P. Hesse  
MAYOR

OFFICE OF THE CITY CLARK, LAS VEGAS,  
CLARK COUNTY, NEVADA, MARCH 2, 1927

*adjourned*  
At a regular meeting of the Board of City Commissioners of the City of Las Vegas, Nevada, held on the 2nd day of March, 1927, at the hour of three o'clock, p. m. *(wds)*  
Present Hon. J. P. Hesse, Mayor, with Commissioners W. B. Mundy, O. J. Smith, W. H. Elwell, the city Attorney, and the City Clerk, commissioner C. J. Hammond being absent.

At this time the board was again engaged in drawing up a budget for the year 1927.

At this time *proposed* the ordinance No. 122 entitled "An ordinance providing for fire limits and the construction and equipment of buildings, and etc.", was read for first time. *(wds)*

At this time *proposed* the ordinance No. 123 creating the office of City Engineer and Superintendent of Streets was read for first time.

On motion duly made, seconded, and carried, it was ordered at this board adjourn.

ATTEST:

W. L. Scott  
CLERK

APPROVED:

J. P. Hesse  
MAYOR