



The Legislature
of the
State of New Mexico

49th Legislature, 1st Session

LAWS 2009

CHAPTER _____

HOUSE JOINT RESOLUTION 21

Introduced by

REPRESENTATIVE CANDY SPENCE EZZELL

REPRESENTATIVE KEITH J. GARDNER
REPRESENTATIVE NORA ESPINOZA
REPRESENTATIVE DENNIS J. KINTIGH



1 A JOINT RESOLUTION

2 PROPOSING TO SELL STATE LAND ON THE FORMER WALKER AIR FORCE
3 BASE IN CHAVES COUNTY.

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5 WHEREAS, Section 13-6-3 NMSA 1978 requires legislative
6 ratification and approval of any sale, trade or lease for a
7 period exceeding twenty-five years in duration of state real
8 property, which sale, trade or lease shall be for a
9 consideration of one hundred thousand dollars (\$100,000) or
10 more; and

11 WHEREAS, the real property and improvements described
12 below and located on the former Walker air force base in
13 Chaves county were transferred to the state of New Mexico by
14 the federal government and, pursuant to a deed without
15 warranty issued May 2, 1980, that real property and
16 improvements would vest in fee simple to the state, without
17 consideration, if it was continuously used for health and
18 welfare purposes for a period of thirty years; and

19 WHEREAS, the real property and improvements were not
20 continuously used for the full thirty-year period, the state's
21 use ending in August 2002, because the property was no longer
22 needed or suitable for its intended use; and

23 WHEREAS, the state owes the federal government a payment
24 representing the value of the state's use of the real property
25 and improvements proportional to the length of time of its

1 use; and

2 WHEREAS, the property control division of the general
3 services department has determined that the real property and
4 improvements are surplus and not useful to the state; and

5 WHEREAS, the property control division proposes to sell,
6 using a request for proposals, the real property and
7 improvements, constituting 2.899 acres with fifteen houses,
8 described as follows:

9 "A tract of land lying in Section 33, Township 11 South,
10 Range 24 East, N.M.P.M., being more particularly
11 described as follows:

12 For a tie, begin at the southwest corner of the
13 SE1/4, SE1/4 Section 29, Township 11 South, Range 24
14 East, N.M.P.M.; thence, N 88°10'E, 1324.3 feet to the
15 southeast corner of Section 29, of said Township and
16 Range; thence, S 70°35'E, 173.0 feet; thence, S 88°51'E,
17 2507.1 feet; thence, S 88°51'E, 510.3 feet; thence, S
18 00°08'E, 770.5 feet; thence, S 44°51'W, 1115.4 feet;
19 thence, N 44°21'W, 137.7 feet; thence, N 89°54'W, 189.9
20 feet; thence, due N, 571.9 feet; thence, S 89°59'W,
21 268.8 feet; thence, S 00°01'W, 1317.7 feet; thence, due
22 W, 1590.0 feet; thence, N 00°05'E, 722.2 feet; thence, S
23 89°47'E, 203.9 feet to the point of beginning.

24 Thence, S 00°13'W, 90.0 feet; thence, S 89°47'E,
25 110.2 feet; thence, S 00°13'W, 16.7 feet; thence, S

1 89°47'E, 83.6 feet; thence, N 00°13'E, 106.7 feet; S
2 89°47'E, 117.5 feet; thence, S 00°13'W, 57.6 feet;
3 thence, S 44°47'E, 247.4 feet; thence, S 89°47'E, 149.0
4 feet; thence, N 30°13'E, 146.3 feet; thence, S 89°47'E,
5 184.8 feet; thence, S 29°47'E, 48.5 feet; thence, N
6 63°28'E, 114.1 feet; thence, N 00°21'E, 96.5 feet;
7 thence, N 89°47'W, 1019.4 feet to the point of
8 beginning.

9 Containing 2.899 acres more or less together with
10 improvements."; and

11 WHEREAS, this property is subject to existing easements
12 for public roads and highways, public utilities, railroads and
13 pipelines; and

14 WHEREAS, the real property and improvements shall not be
15 sold for less than their fair market value, which is estimated
16 to be one hundred thousand dollars (\$100,000) or more, as
17 established by the taxation and revenue department using
18 generally acceptable appraisal techniques for this type of
19 real property and improvements;

20 NOW, THEREFORE, BE IT RESOLVED BY THE LEGISLATURE OF THE
21 STATE OF NEW MEXICO that the proposed sale be hereby ratified
22 and approved pursuant to the provisions of Section 13-6-3 NMSA
23 1978; and

24 BE IT FURTHER RESOLVED that a copy of this resolution be
25 transmitted to the property control division of the general

1 services department.

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S/ BEN LUJAN
BEN LUJAN, SPEAKER
HOUSE OF REPRESENTATIVES

S/ STEPHEN R. ARIAS
STEPHEN R. ARIAS, CHIEF CLERK
HOUSE OF REPRESENTATIVES

S/ DIANE D. DENISH
DIANE D. DENISH, PRESIDENT
SENATE

S/ LENORE M. NARANJO
LENORE M. NARANJO, CHIEF CLERK
SENATE