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Clear Creek County
Office of the County Attorney
Post Office Box 2000
Georgetown, Colorado 80444

NANETTE REIMER
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SENIOR PARALEGAL
(303) 679-2314
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<https://www.clearcreekcounty.us/185/County-Attorney>

MEMORANDUM

TO: Board of County Commissioners

FROM: Nanette Reimer
Office of the County Attorney

DATE: March 3, 2026

RE: Bed and Breakfast Permit Application

Applicant: Sarinna Yoder d/b/a The Silver Lake Lodge

Proposed Licensed Premises: 336 Crest Drive
Idaho Springs, CO 80452
St. Mary's Glacier

Permit Type: Bed and Breakfast Permit

Sarinna Yoder, dba The Silver Lake Lodge has submitted an application for a Bed and Breakfast Permit to serve alcohol, as allowed by the permit, at The Silver Lake Lodge, located at 336 Crest Drive, in the St. Mary's Glacier area. The County has previously issued Bed and Breakfast Permits for this property however, the prior owners have surrendered their bed and breakfast permit to allow Ms. Yoder to apply for a permit in her own name. A Bed and Breakfast permit will allow Sarinna Yoder to provide complimentary alcohol beverages to their overnight guests, for not more than 4 hours in any one day. This permit does not require that background investigations be conducted on the owners/applicants. This permit also does not require that the desires of the adult inhabitants be established. The property was posted for the statutory 10 days prior to today's hearing and notice of the hearing was published in the newspaper as required.

The investigative results and findings of the Office of the County Attorney dated February 23, 2026, are attached for your review and have also been provided to the applicant, as required by statute.

This property has a covered wooden walkway which encroaches from the building into an undeveloped portion of the County's right-of-way for Mine Road. The owner/applicant has signed a Temporary License Agreement to address this encroachment, and that agreement is scheduled for approval later today.

GENERAL INFORMATION FOR A BED AND BREAKFAST PERMIT

According to Colorado Law, a Bed and Breakfast is defined as an overnight lodging establishment that provides at least one meal per day at no charge other than a charge for overnight lodging and does not sell alcohol beverages by the drink.

A person may be issued a bed and breakfast permit if they are:

1. Operating a bed and breakfast with not more than twenty sleeping rooms;
2. Providing at least 1 meal per day at no charge other than for overnight lodging;
3. Not selling alcohol beverages by the drink or in sealed containers; and
4. Serving alcohol beverages for not more than 4 hours in any one day.

Each liquor license application, renewal application and special event permit is provided to the Sheriff's Office, Planning Department, Environmental Health Department, Building Department, and the Fire Chief for their review. All of the reviewing departments have returned comments regarding this application, and they are attached for your review.

After review and inspection, this application meets the requirements for the Bed and Breakfast Permit to be approved. We recommend the board adopt the specific findings attached hereto dated February 23, 2026, as required by state statute, and approve this application.

c: Sarinna Yoder

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March 3, 2026

Sarina Yoder
d/b/a The Silver Lake Lodge
336 Crest Drive
Idaho Springs, CO 80452

Re: Preliminary Findings Regarding a New Bed and Breakfast Permit for
Sarina Yoder, located at 336 Crest Drive, Idaho Springs, CO, 80452

Dear Ms. Yoder:

Pursuant to § 44-3-312, C.R.S., the local licensing authority shall make known its findings based on its investigation, in writing, to the applicant and other interested parties not less than 5 days prior to the date of the hearing. The County Attorney's Office of Clear Creek County, as Representative of the local licensing authority, hereby submits the results of its investigation for the hearing on the liquor permit mentioned above scheduled to occur on Tuesday, March 3, 2026, at 8:30 a.m., and represents this permit is ready for a hearing based upon the following findings:

1. That the application and supporting documents have been accepted by the County Attorney's Office on November 5, 2026, and the application and supporting documents are complete and in order.
2. That all local and state fees applicable to the liquor permit application have been paid.
3. The applicant is entitled to possession of the premises for which application is made by virtue of ownership thereof. (C.R.S. § 44-3-313(1)(b))
4. The applicant has represented that she will comply with the requirements for a Bed and Breakfast Permit as follows:
 - a. The lodge has no more than 20 sleeping rooms.
 - b. It provides at least 1 meal per day at no charge other than for overnight lodging.
 - c. It will not serve alcohol beverages for more than 4 hours in any one day; and
 - d. Does not sell alcohol beverages by the drink or in sealed containers.
5. That the necessary plans and specifications for the premises have been filed with the Office of the County Attorney, showing the interior of the building. (C.R.S. §44-3-312(4))
6. That the complimentary dispensing of liquor as contemplated by the Applicant is not in violation of any zoning code regulations, building code regulations, health code regulations, or other applicable law of the County, or State. (C.R.S. §44-3-313(1)(c))
7. That the complimentary dispensing of liquor as contemplated by the Applicant is not in violation of any fire code regulations or other applicable law of the County or State. The Fire Chief has approved the issuance of this license.

8. The building for the proposed location is ready for occupancy. (C.R.S. § 44-3-312(4))
9. That the proposed facility is not located within 500 feet of any school, college, university, or seminary. (C.R.S. § 44-3-313(1)(d)(1))
10. That no license has been denied within the last two (2) years at this location or within 500 feet of the location, because the reasonable requirements of the neighborhood and the desires of the adult inhabitants of the neighborhood were satisfied by the existing outlets. (C.R.S. § 44-3-313(1)(a)(I))
11. That no license has been denied within one year next preceding the date of the application at the same location for the reason that the reasonable requirements of the neighborhood or the desires of the inhabitants were satisfied by existing outlets (C.R.S. § 44-3-313(1)(a)(III))
12. That the applicant is entitled to possession of the premises for which application is made by virtue of ownership thereof. (C.R.S. § 12-47-313(1)(b))

Dated this 23rd day of February 23, 2026.



Nanette Reimer
Executive Assistant/Senior Paralegal
Office of the Clear Creek County Attorney

(These findings are issued pursuant to §§ 44-3-312 and 44-3-313, C.R.S., as amended, and are subject to the revision based upon the final evidence adduced at or before the hearing on this liquor license application.)

c: Clear Creek Board of County Commissioners

Bed and Breakfast Permit Application and Renewal

Initial Application Renewal

Applicant is a: Corporation Partnership Individual Limited Liability Company

Name of Applicant

Sarina Yoder

Trade Name of Establishment (DBA)

The Silver Lake Lodge

State Sales Tax Number

96901124-0001

Permit Number (if Renewal)

Email Address

john.yoder@thesilverlake lodge.com

Address

336 Crest Drive

Phone Number

303-867-9299

City

Idaho Springs

County

Clear Creek

State

CO

ZIP Code

80452

Mailing Address (Number and Street)

Same as above

City or Town

State

ZIP Code

- Attach a copy of a deed or lease in the exact name of the applicant only, reflecting possession of the permitted area for at least the minimum duration of this permit (1 year from date of issuance).
- Attach a diagram of the premises which accurately reflects the area where alcohol beverages will be stored, served, possessed or consumed.

Pursuant to 44-3-412, C.R.S., Applicant hereby states that it qualifies for a Bed and Breakfast Permit, in order to serve complimentary alcohol beverages, and certifies to the State Licensing Authority:

- That it has no more than 20 sleeping rooms, and
- That it provides at least 1 meal per day at no charge other than for overnight lodging, and
- That it does not sell alcohol beverages by the drink or in sealed containers, and
- That it will not serve alcohol beverages for more than 4 hours in any one day, as follows:

Hours

Monday

From: A.M. P.M. To: A.M. P.M.

Tuesday

From: A.M. P.M. To: A.M. P.M.

Wednesday

From: A.M. P.M. To: A.M. P.M.

Thursday

From: A.M. P.M. To: A.M. P.M.

Friday

From: A.M. P.M. To: A.M. P.M.

Saturday

From: A.M. P.M. To: A.M. P.M.

Sunday

From: A.M. P.M. To: A.M. P.M.

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Applicant Title

Owner

Applicant Signature

[Handwritten Signature]

Date (MM/DD/YY)

11/3/2025

Report and Approval of Local Licensing Authority (City/County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the applicable provisions of Title 44, Articles 4 and 3, C.R.S., as amended.

Therefore, this application is approved.

Local Licensing Authority (City or County)

Clear Creek County

Date filed With Local Authority

11/5/2025

Title

Signature

Date (MM/DD/YY)

Report of State Licensing Authority

The foregoing has been examined and complies with the filing requirements of Title 44, Article 3, C.R.S., as amended.

Title

Signature

Date (MM/DD/YY)

Do Not Write in this Space – For Department of Revenue use only

Date License Issued

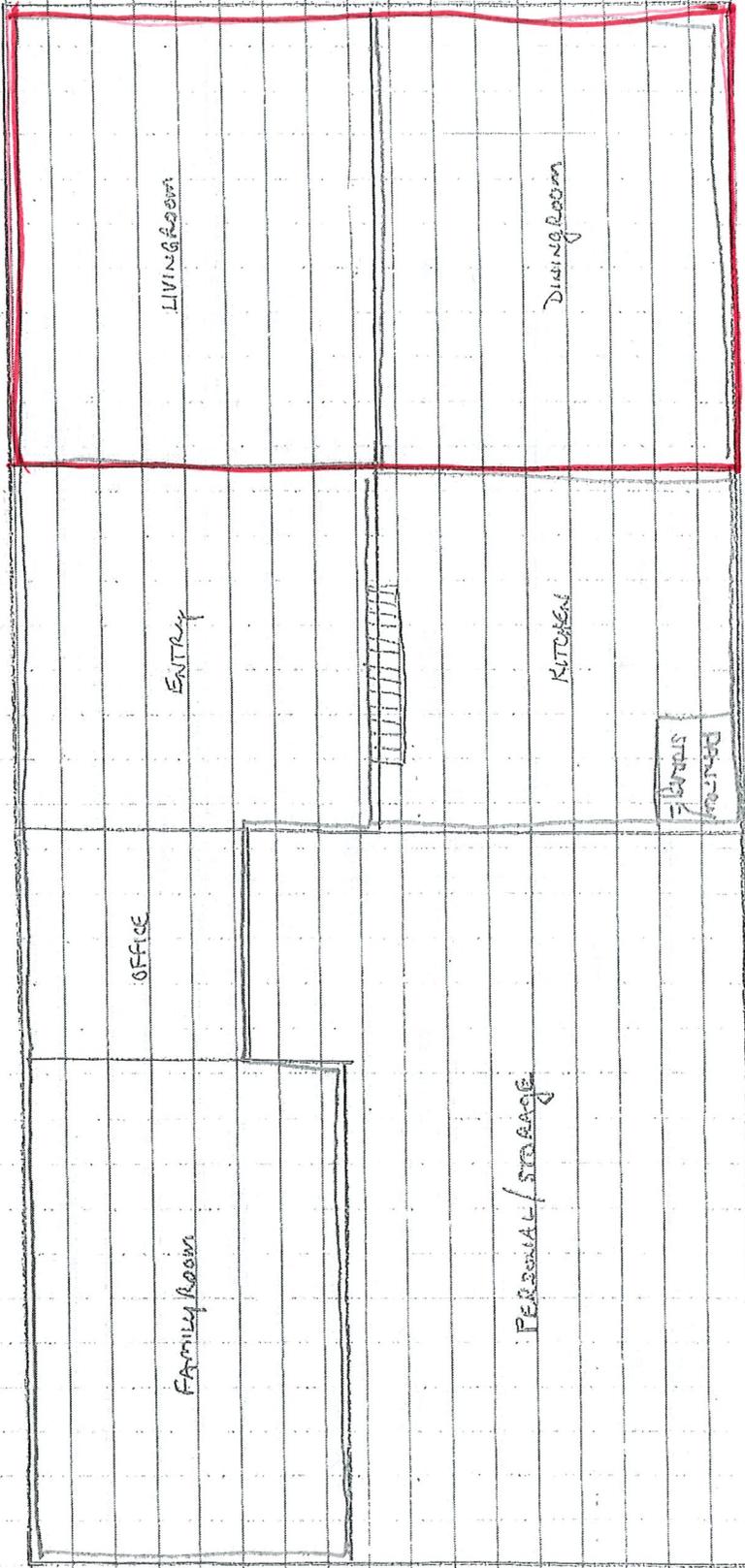
License Account Number

Period

\$50.00 (Cash Fund)

\$21.25 (OAP Fund)

Total

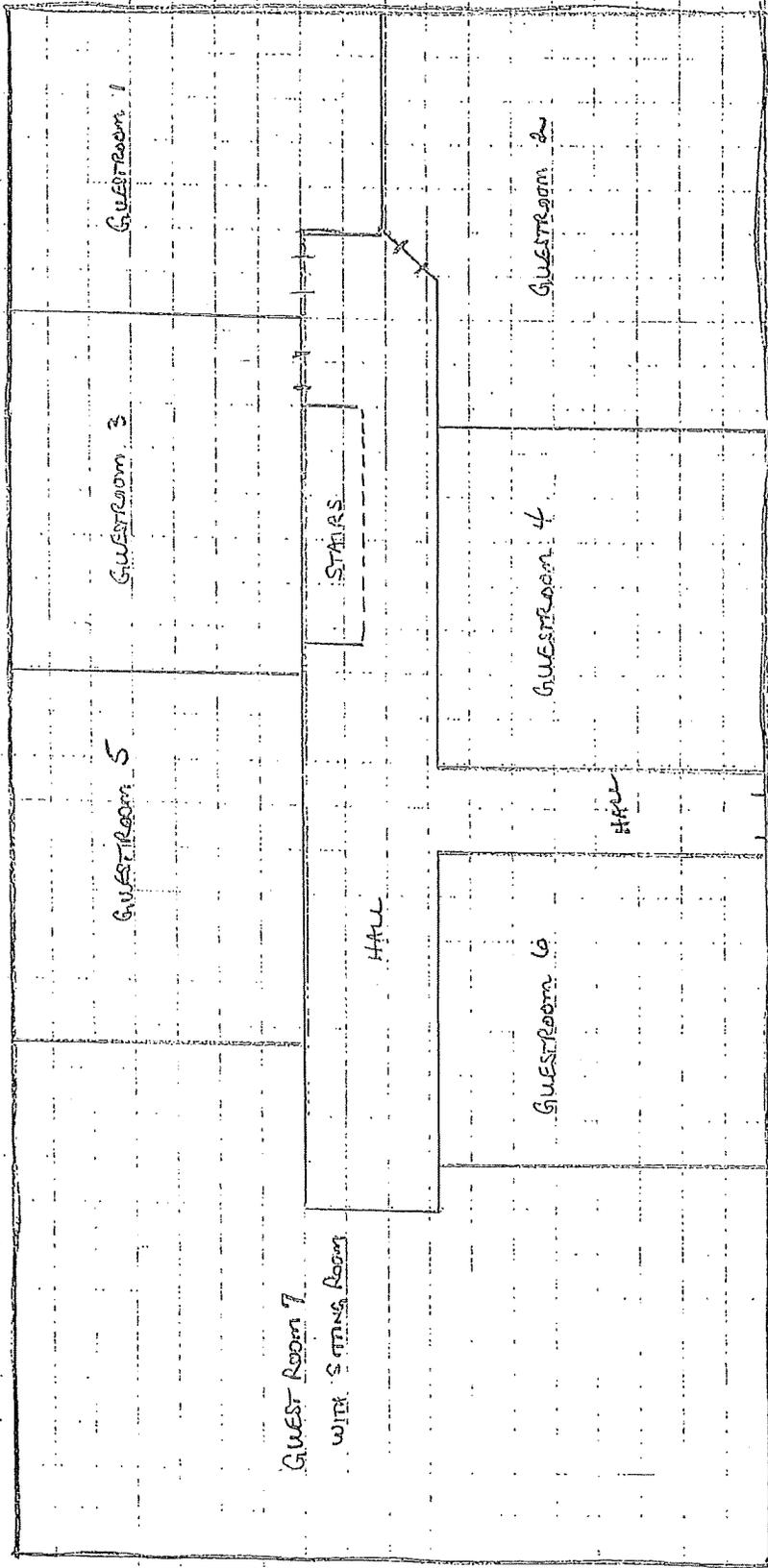


APP# 35 x 70

336 CREST DR.

IDAHO SPRINGS, CO 80454

1st Floor



- 336 CASEY DR - 10 INTO STAIRS TO PARK

Guest Room UPBL

2nd Floor



Clear Creek County Sheriff's Office

405 Argentine Street Post Office Box 2000
Georgetown, Colorado 80444

Bed and Breakfast

TO: Board of County Commissioners

FROM: Matt Brown, Undersheriff

RE: Liquor License Application for:

X

This office has reviewed the attached liquor license application and finds no record of violations.

_____ This office has reviewed the attached liquor license application and found the following violations



Matt Brown, Undersheriff

Date

RECEIVED
By N Reimer at 8:47 am, Dec 15, 2025



Clear Creek County

POST OFFICE BOX 2000
GEORGETOWN, COLORADO 80444

TELEPHONE: (303) 679-2300

Type of Permit

TO: Board of County Commissioners

Bed & Breakfast

FROM: Building Inspector

RE: Liquor License Application for:

Sarinna Yoder dba The Silver Lake Lodge

336 Crest Drive, Idaho Springs, CO 80452

This office has reviewed the attached liquor license application and to the best of our knowledge, finds that the applicant is not in violation of the provisions of the County Building Codes.

_____ This office has reviewed the attached liquor license application and finds that the applicant is in violation of the following provisions of the County Building Codes.

Building Inspector

11-12-25
Date

RECEIVED
By N Reimer at 11:07 am, Nov 17, 2025



Clear Creek County

POST OFFICE BOX 2000
GEORGETOWN, COLORADO 80444

TELEPHONE: (303) 679-2300

Type of Permit

Bed & Breakfast

TO: Board of County Commissioners

FROM: Sanitarian

RE: Liquor License Application for:

Sarina Yoder dba The Silver Lake Lodge

336 Crest Drive, Idaho Springs, CO 80452

dh This office has reviewed the attached liquor license application and to the best of our knowledge, finds that the applicant is in compliance with County Environmental Health Regulations. Inspection reports are on file and available for review.

dh An inspection of the establishment is not required by the Environmental Health Department.

MA This office has reviewed the attached liquor license application and finds that the applicant is in violation of the State Liquor Codes for the following reasons:

Sara Reimer
Environmental Health Specialist

11-12-25
Date

RECEIVED
By N Reimer at 8:51 am, Nov 12, 2025

Clear Creek Fire Authority

P.O. Box 507, Dumont CO 80436 • (303) 567-4342 • Fax (303) 567-4739

Type of Permit

Bed & Breakfast

TO: Board of County Commissioners

FROM: Fire Chief

RE: Liquor License Application for:

Sarina Yoder dba The Silver Lake Lodge

336 Crest Drive, Idaho Springs, CO 80452

KB

This office has reviewed the attached liquor license application and inspected the establishment. To the best of our knowledge, the applicant is not in violation of the provisions of the County Fire Codes.

This office has reviewed the attached liquor license application and finds that the applicant is in violation of the following provisions of the County Fire Code:

OK to issue License

Kmy Bdn
Fire Chief

12/2/25
Date

RECEIVED
By N Reimer at 1:15 pm, Dec 08, 2025



Clear Creek County

POST OFFICE BOX 2000
GEORGETOWN, COLORADO 80444

TELEPHONE: (303) 679-2300

TO: Board of County Commissioners

FROM: Planning Director

RE: Liquor License Application for:

_____ This office has reviewed the attached liquor license application. The current zoning of the property is _____, a district in which the sale of liquor as contemplated is permitted.

This office has reviewed the attached liquor license application. The current zoning of the property is Planned Development, a district in which the sale of liquor as contemplated is NOT permitted unless such use is a "continuing non-conforming use" pursuant to Sec. 11 of the Clear Creek County Zoning Regulations.

Comments: ~~Past planning interpretations have approved liquor license applications at this location by stating that "Breakfast, Lunch, Dinner, and Snacks are allowed to be served to guests of the Inn only," suggesting an underlying tacit approval of alcoholic beverage service. Pursuant to R 97-48 and the Findings of Fact for Plan Amendment 2014-002, alcoholic beverage service has never been an explicitly permitted use as part of the ODP. Further, Condition 1.A of the ODP states that all uses must comply with the underlying R-1 zoning, unless specifically depicted in the ODP. It appears that the underlying zoning also does not explicitly permit the sale or service of alcohol. However, pursuant to 44-3-412 Colorado Revised Statute, the establishment is in compliance with the state's definition of a Bed and Breakfast and may serve complementary alcoholic beverages up to 4 hours in any one day, subject to the Colorado Department of Revenue, Liquor Enforcement Division's Bed and Breakfast Permit Application and Renewal. The complementary service of alcohol is approved, per state law.~~

Planning Director

12/1/2025

Date

RECEIVED
By N Reimer at 12:33 pm, Dec 01, 2025

Before the State Licensing Authority
Department of Revenue, State of Colorado

Affidavit for Surrender of State Liquor License

In the matter of:

Licensee

AMMA LODGING, INC.

Trade Name

SILVER LAKE LODGE

Address

336 CREST DRIVE

City

IDAHO SPRINGS

State ZIP Code

CO 80444

Email Address

WALMARGARET@HOTMAIL.COM

License Number

03-13307

Telephone Number

970 417 0101

I, Margaret Wal,

an authorized representative of the above-named Licensee hereby voluntarily surrender the Colorado state liquor license and all related licensing privileges. Licensee hereby requests the Liquor Enforcement Division ("Division") of the Colorado Department of Revenue, on behalf of the State Liquor Licensing Authority, to immediately cancel, terminate, and void Licensee's Colorado state liquor license.

Licensee states that this surrender of Licensee's Colorado state liquor license and licensing privileges is made voluntarily by the Licensee, and that Licensee is not surrendering the aforesaid liquor license(s) and privileges as the result of any threat, promise, or coercion by the Division or any of its agents or employees.

Licensee further acknowledges:

- This surrender does not violate any requirements of a Forcible Entry and Detainer (FED) order, or Writ of Restitution requiring the licensee to dispossess the licensed premises.
- That an application to transfer this liquor license has not been filed with the local licensing authority.
- This is not an attempt to avoid prosecution of a violation of the Colorado Liquor Code and that the Division may refuse to accept this affidavit of surrender until after any pending administrative action is complete.
- The Licensee's privileges will be canceled, terminated, and voided upon the issuance of an order by the Director of the Division accepting this voluntary surrender of licenses.

I affirm under penalty of perjury, I am authorized to surrender this license on behalf of the aforementioned Licensee.

Name

MARGARET WAL

Title

OWNER (PREVIOUS)

Signature

Margaret Wal

Date (MM/DD/YY)

02-02-2025

Is this Affidavit for Surrender part of a Change of Class or New Issue License?..... Yes No

Colorado Trust for Local News
143 S. Second Place
Brighton, CO 80601

Clear Creek County Attorneys Office**
PO Box 2000
Georgetown CO 80444-0000

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Clear Creek } ss

This Affidavit of Publication for the Clear Creek Courant, a weekly newspaper, printed and published for the County of Clear Creek, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 2/12/2026, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Clear Creek Courant

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 2/12/2026. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-152820
Jean Schaffer
Notary Public
My commission ends January 16,
2028



Public Notice

CLEAR CREEK COUNTY NOTICE OF LIQUOR PERMIT HEARING

NOTICE IS HEREBY GIVEN that application for a **BED AND BREAKFAST PERMIT** for the consumption of malt, vinous, and spirituous liquors only on the premises was received by the Clear Creek County Board of County Commissioners on November 5, 2025, from **SARINNA YODER dba The Silver Lake Lodge** to do business at 336 Crest Drive, Idaho Springs, CO 80452 in Clear Creek County.

A public hearing to consider the application has been set by the Clear Creek Board of County Commissioners for 8:30 a.m. on **Tuesday, March 3, 2026**, at the Clear Creek County Courthouse, 405 Argentine Street, Georgetown, Colorado, where and when all interested parties may appear and comment upon the proposal.

Legal Notice No. CCC 1229
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