

# Highlands Ranch Mansion

## Event Guide



The Highlands Ranch Mansion, owned and operated by the Highlands Ranch Metro District, offers elegant indoor and outdoor settings for weddings, receptions, holiday parties, as well as business meetings.

Once part of a vast ranching empire in Colorado, the Mansion is located within the future 250-acre Highlands Ranch Historic Park. This park includes a working ranch. The Mansion is surrounded by historic barns, a bunkhouse, ranch houses, corrals, pastures and the iconic windmill.

The 22,000–square-foot Highlands Ranch Mansion has been home to cattle barons, oil tycoons, prominent Denver socialites, as well as political and business leaders who helped create the Colorado we know today.

This western estate, with spectacular views of the Front Range, is a unique setting for weddings, receptions, conferences and other special events. The Mansion and south lawn area provide a wide variety of options for indoor and outdoor events. Decorated in a range of historic periods, representative of the many families that lived at the Mansion, we guarantee you and your guests will have a memorable day.

### Hours

Office hours are Monday through Friday from 9 a.m. until 5 p.m. Site tours are available evenings, holidays and on weekends by reservation. Please call or check our website for information about visiting hours and tours.

### Directions

Highlands Ranch Mansion  
9900 South Ranch Rd.  
Highlands Ranch, CO 80126

Phone: 303-791-2710  
Fax: 303-791-3047

Email: [mansioninfo@highlandsranchmansion.com](mailto:mansioninfo@highlandsranchmansion.com)

Website: [www.highlandsranchmansion.com](http://www.highlandsranchmansion.com)

## **I. Facility Information**

The Highlands Ranch Mansion has numerous indoor and outdoor spaces available for your event. You have the option to rent the entire building and to use the various rooms and outdoor areas for different elements of your event, or you may rent only the Carriage House.

The Carriage House is the largest and most versatile space and is available for receptions, ceremonies and large meetings. Renting the Carriage House allows you use of this large indoor area and the outdoor back lawn for your event. Your guests will be able to tour the historic rooms on the ground floor, but you will not be able to use these rooms for your event.

Renting the entire building provides all of the above plus use of the historic rooms on the Mansion's ground floor. These historic rooms may be used for gathering areas, receptions, catered events and bar service.

Wedding parties using either option will have access to the groom's room on the ground floor and the bridal suite on the second floor. The remaining rooms on the second floor will not be open.

The Mansion offers many options for your event. Our staff can help you determine the best plan to make your event unique and memorable.

### **Historic Mansion**

#### **Historic Living Room:**

The historic living room, decorated with period furniture, can be used for a greeting or gathering area for your event. No catered setup is allowed in the room and furniture cannot be moved.

#### **Historic Dining Room**

The dining room is furnished with a massive dining table and chairs. It can be used for small meetings, dinners or buffet service at your event. Furniture cannot be moved.

#### **Historic Library**

The library can be used for a variety of activities such as bar service or a casual function with high top tables. There is no furniture in this room.

#### **The Solarium**

Furnished in a manner that evokes memories of the 1930's, this room can be used for smaller events such as receptions, small ceremonies, music and dancing.

#### **Groom's Suite**

The groom's suite, located on the ground floor, in the historic card room, is comfortably furnished for the group and has access to a nearby restroom.

### **Bridal Suite**

The bridal suite, located on the second floor, in the historic master suite, includes a dressing room, a restroom and large, locking closet.

## **The Carriage House**

The Carriage House is the largest and most versatile room and can be used for receptions, ceremonies and large meetings. After your reception, tables can be moved or rearranged to accommodate entertainment and dancing. The historic back portion of the Carriage House provides space for additional tables, a dance floor, entertainment setup or buffet service.

## **Outdoor Areas**

### **Front Veranda**

The front veranda is a beautiful patio area that can accommodate small gatherings and ceremonies. Non-amplified acoustic music only is allowed on the front veranda.

### **The Back Lawn**

The back lawn area, shaded by tall, mature trees, is a perfect complement to your event with space for a ceremony and informal activities in conjunction with the Carriage House.

## **Meeting Rooms, Conferences and Corporate Events**

The Mansion is available for a variety of meetings, conferences and corporate events. In addition to the rooms that are described above the second floor includes two meeting rooms and a lounge area that can be used.

We can accommodate groups, up to 225, for meetings and conferences. Our staff can help you determine the best plan to make your business event unique and memorable.

## Event Spaces and Room Capacity

Rooms	Dimensions	Seating Round Tables	Seating Ceremony & Theatre Style
Carriage House	45' x 60'	180 Guests	225 Guests
Living Room	<b>21' x 55'</b>	Available for greeting and gathering area. No catered setup is allowed. Furniture cannot be moved.	
Dining Room	20 x 31	Available for small meetings or buffet service. Furniture cannot be moved.	
Library	18' x 25'	Available for bar service and cocktail style cabaret tables.	
Solarium	17' x 60'	70 Guests	70 Guests
<b>Outdoor Areas</b>			
Back Lawn & Gardens		The back lawn & gardens are currently being designed. The area can be used for outdoor ceremonies up to 200 guests.	
Front Veranda		70 Guests	100 Guests

The Mansion is an historic building and some areas are restricted due to the age of the building. All common areas and restrooms are readily accessible. There is an elevator to the second story. Accommodations can be made for access to the few rooms without permanent ramps by contacting our staff prior to the event.

The front lawns of the Mansion are part of the Highlands Ranch Historic Park and are available for the enjoyment of all visitors to both the Mansion and Historic Park. They are not included in the rental of the Mansion and may be shared by the public during events.

### Inventory of Tables and Chairs

The Mansion provides numerous combinations of tables and chairs for your use. Mansion staff can provide a list of tables and chairs and assist you in determining the best layout for your event.

## Rental Details

### Hours Available for Events

The Mansion is located in a residential area and we strive to minimize the impact of events at the Mansion on our neighbors. Events cannot begin before, or end later than listed.

Event Times	Day	Indoor Events	Outdoor Events
	Sunday-Thursday	8 a.m. – 9 p.m.	8 a.m. – 9 p.m.
	Friday-Saturday	9 a.m. – 11 p.m.	9 a.m. – 10 p.m.

### Hold the Date

Need to verify the date is right for you? A date can be placed on hold up to five business days without an obligation. This hold will be released without notice once it has expired.

### Make a Reservation

Highlands Ranch residents and businesses:

- Reservations may be made up to 15 months in advance of the event date.

Non Highlands Ranch residents and businesses:

- Reservations may be made up to 14 months in advance of the event date.

To secure a reservation, a signed Event Contract with a deposit of one half of the rental fee must be received. The balance of the rental fee is due no later than four months prior to the event. If the event is booked less than four months in advance, the full rental fee is due with the signed event contract. An event is not considered confirmed until the Event Contract is signed and the deposit is received. MasterCard, Visa and checks are accepted.

Changes to the Event Contract must be requested in writing for approval by the Mansion Manager.

### Cancellations and Refunds

If an event is cancelled by the renter, notice must be given in writing to the Mansion Manager, and all rental fees paid to date are subject to forfeiture. Should the Mansion staff rebook the same date; the Metro District will retain \$250 and refund all remaining deposits.

### Insurance

Events held at the Mansion are required to provide event insurance naming the Highlands Ranch Metropolitan District as additional insured.

Policy coverage shall be obtained in the following amounts:

Minimum Coverage  
General Aggregate .....\$1,000,000

Each Occurrence.....\$1,000,000  
Medical Expense Limit.....\$5,000

The Certificate of Insurance must be received no later than 14 days prior to the event. Additional insurance may be required depending on the event.

Events that use approved caterers do not need to provide a Certificate of Insurance. Caterers approved by the Metro District are required as part of the caterers agreement to provide the insurance to cover the event.

Due to the nature of certain events, those events may not require the use of an approved caterer. In that case, they will need to provide the Certificate of Insurance naming the Highlands Ranch Metro District as an additional insured directly to the District. Examples of groups that will be required to provide such a Certificate of Insurance include, but are not limited to designated priority users, business groups, organizations operating special events, groups charging fees or selling goods, or groups using specialized equipment.

## Rental Fees

Please see the attached fee schedule for current rates.

### Included with Reservation

- Meeting with on-site sales coordinator, at least one month prior to event
- Access to contact information for preferred vendors
- Exclusive use, subject to rental limitations, of the Mansion and back lawn area
- Use of folding tables and chairs at the Mansion
- Use of grounds for photography during rental time
- For weddings:
  - Wedding rehearsal: One hour of wedding rehearsal may be scheduled on the Thursday or Friday before your event from 10 a.m. until 3 p.m. if that time is available.
  - For weddings, bridal party use of bridal suite and groom’s room before the ceremony

## II. Use Guidelines

### Mansion Staff

The Mansion staff is available to help coordinate your event. We require that you schedule at least one planning session with the Sales Coordinator at least one month prior to your event. In this one to two-hour meeting our staff will work with you, your caterer and any other representatives to finalize all event details, including the site plan and list of vendors, table and chair set up, etc.

Event staff will arrive prior to your event to unlock the building and check the setup. You will be allowed in the building at the time indicated on your event contract. Please note that our event staff will be present during your event to help with any facility related needs. They are not available to help you with preparations, cleanup, or to otherwise assist with your event.

## **Renter's Responsibilities**

The Renter, the party financially responsible for the event contract:

- Takes full responsibility for informing vendors and personal representatives of the use guidelines.
- Will appoint a personal representative responsible for assisting the Mansion staff throughout the event. This person is expected to know the use guidelines and help enforce them when necessary.
- Is responsible for the conduct of their guests and is liable for injuries of other guests, Mansion staff, or property damage.
- Is responsible for personal valuables. The Metro District is not responsible for lost or stolen items.

## **Personal Representative**

Your personal representative will play a key role during your event acting as the liason with Mansion staff and handling details, so select this person with care. They should not be a member of the wedding party. They should arrive at the beginning of preparation time, introduce themselves to the Mansion staff and vendors, coordinate schedules, make sure all arrangements and policies are followed, remind all vendors of the departure time, and sign out with Mansion staff.

## **Arrival and Departure Times**

All clients, guests, and vendors must adhere to the arrival and departure times stated on the use agreement. Early arrivals and late departures will result in additional charges and/or security/damage deposit forfeitures.

## **Set up/Clean up**

All personnel connected with the event may not be on premises prior to or after the scheduled set up/cleanup time unless previously arranged with staff. When planning your event please carefully plan the time you will need to arrive for set up and the time you will need for cleanup and inform your vendors and others in your group.

## Alcohol

Day	Indoor Events	Outdoor Events
Sunday-Thursday	Service must end no later than 8:30 pm	Service must end no later than 8:30 pm
Friday-Saturday	Service must end no later than 10:30 pm	Service must end no later than 9:30 pm

- Additional event staff is required for events over 100 when alcohol is served.
- Alcohol may be served during the rental period and must conclude 30 minutes before the end of the event.
- Food must be served if alcohol is served.
- All alcohol must be served by a licensed bartender.
- Alcohol delivery must be scheduled with the Mansion Manager and all alcohol must be removed at the end of the event.

## Site Plan

The renter must provide for approval a site plan outlining areas of the Mansion grounds and rooms that will be used for each event. No alterations will be made to the property and there will be no disturbance to vegetation or structures. Attachment to any plants, structures or improvements owned by the Metro District is prohibited, except at approved points designed for such use. The property will be returned to the same condition as it was prior to the event.

## Caterer / Renter Responsibilities

Most private events will require the use of a caterer from the approved caterer list. These licensed caterers carry the required liability insurance and are familiar with the requirements of decorating and serving food and drink in the Mansion. If you wish to use a caterer who is not on the approved caterer list, they will be required to execute a caterer contract and are subject to review and approval by the Mansion staff.

Generally, our event contract specifies the caterer/renter is responsible for:

- Set up all serving tables, seating and supplies to conform with an approved site plan.
- Removal of all catering and/or rental equipment from the premises at the completion of the event.
- Sweeping and damp mopping of all floors as needed.
- Trash bags and removal of all trash from the Mansion at the end of the event. All trash must be either removed from the premises or placed in the trash bins located behind the Mansion along the outer east wall of the garage. Cleanup must take place within your paid agreement time.
- Ensuring the caterer has all applicable health, liability and workman's compensation certificates and/or insurance.

Access to the catering spaces will be through a working cattle ranch that requires strict compliance with driving regulations. Violations of driving regulations will result in fines and possible suspension of future catering privileges.

The Mansion does not provide a full service kitchen. All food preparation requiring stovetop and ovens must be catered due to limited preparation equipment.

## Rented Equipment and Deliveries

All equipment delivered to, or used by the renter in connection with the event, is the sole responsibility of the renter and must be pre-approved by Mansion staff. All such equipment must be removed from the Mansion at the end of the event unless other arrangements have been authorized by the event staff.

Deliveries must be scheduled with the Mansion staff and a representative of the renter must be present during equipment drop-off and pick-up.

## Decorations

All decorations must be pre approved by Mansion staff.

- Decorations may not be posted, nailed, screwed, glued or otherwise attached to walls, floors, ceilings or furniture.
- Rose petals and bubbles are permitted anywhere outdoors, but not indoors.
- Confetti, glitter, rice, or bird seed is not permitted anywhere on the property.
- No open flames are allowed.
- Candles may be used if they are enclosed in glass votives, hurricane lamps or glass pillar vases.

## Amplified Sound

All amplification, both indoors and outdoors, must be kept at a reasonable level so as not to disturb neighbors of the Mansion. Use of sound systems outdoors in the back lawn area, must be approved as part of the Event Contract. We do not provide any sound equipment. Intent and location of amplified sound must be noted on submitted event site plans. Volume control will be at the discretion of the Mansion staff. The ending time for amplified sound is as follows:

Must conform to decibel level set and enforced by the Metro District	<b>Day</b>	<b>Indoor Events</b>	<b>Outdoor Events</b>
	Sunday-Thursday	Must end by 9 p.m.	Must end by 8 p.m.
	Friday-Saturday	Must end by 11 p.m.	Must end by 9 p.m.

On the front veranda, only non- amplified acoustic music is allowed.

## Smoking

Smoking is prohibited inside the Mansion. Smoking is allowed outside only in designated areas.

## Damages or Additional Cleanup Charges

In the event that extra cleanup is required following your event, any of the listed rules are violated, or there are damages to the property caused by any individual that is a guest of the client, at the discretion of the staff, we reserve the right to bill the client.

## Parking

Parking is provided in the areas indicated on Attachment B.

- Mansion parking can accommodate uses up to 225 people.
- Parking is allowed in designated spaces only.
- Events larger than 225 will be required to arrange for alternative offsite parking and shuttle service. A specific parking management plan must be submitted and approved for each event.

Public parking is not allowed east of the Mansion near the barns or any area noted on Attachment B as **No Access**. Parking is not allowed on the driveways leading to the Mansion, along the circular drive or in front of the Mansion, or in neighborhoods adjacent to the Mansion.

## Security

Event staff will be on site at all events. The cost is included in the rental fee unless the nature or size of the event requires additional staff. In this case additional fees will be charged to cover this expense.