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February 24, 2011

City of Las Vegas Planning and Development
333 N. Rancho Dr.
Las Vegas, NV 89106

RE: Special Use Permit: Tavern –Limited Establishment with Restaurant at 523 Fremont ST, Downtown, Las Vegas

To whom it may concern,

This letter is being submitted on behalf of the applicant, Daniel J. Coughlin, for approval of a Special Use Permit for a Tavern-Limited License with Restaurant at 523 Fremont St, just east of the Fremont Street Experience. The existing building is currently vacant, but did have a previous tenant that was a restaurant establishment just prior to its vacancy.

Mr. Coughlin intends to run his Thai restaurant, Le' Thai, during the hours of 10:30 am to 10:00 pm, Monday thru Thursday and 10:30 am to 3:00 am Friday and Saturday, and closed on Sunday's. In the future if business shows profitable and demand grows, then the owner will look at opening Sundays for limited hours. The restaurant will employ in total 9 to 12 employees and expects during the busy shifts having a total of 4 to 8 employees working. It is also the intention of the applicant to have Live Entertainment Venues in the back "over 21 years of age" Outdoor Area anywhere from 3 to 4 times per week.

It is anticipated that roughly 60% of the business of Le' Thai will be from pedestrian traffic and the other 40% from local vehicular or mass transit traffic. A number of parking facilities in the area including Fremont St. parking garage, El Cortez parking garage and various metered street side parking will be able to accommodate this expected traffic.

Mr. Coughlin is no stranger to owning a Thai Restaurant business around the Downtown area as he was the previous owner of Mix Zone Café at Charleston and Rancho. His food has not only seen rave reviews from many local food buffs but has also been featured in local magazines such as the *Las Vegas Weekly*. He owned this business from 2007 to 2010 when he decided to sell and open up Le' Thai in the heart of Downtown. Mr. Coughlin looks forward to becoming the newest business on East Fremont Street and is excited to be able to call downtown his new home.

Sincerely,



Shawn Mitchell

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FEB 24 2011

Sr. Project Manager
Baker Construction