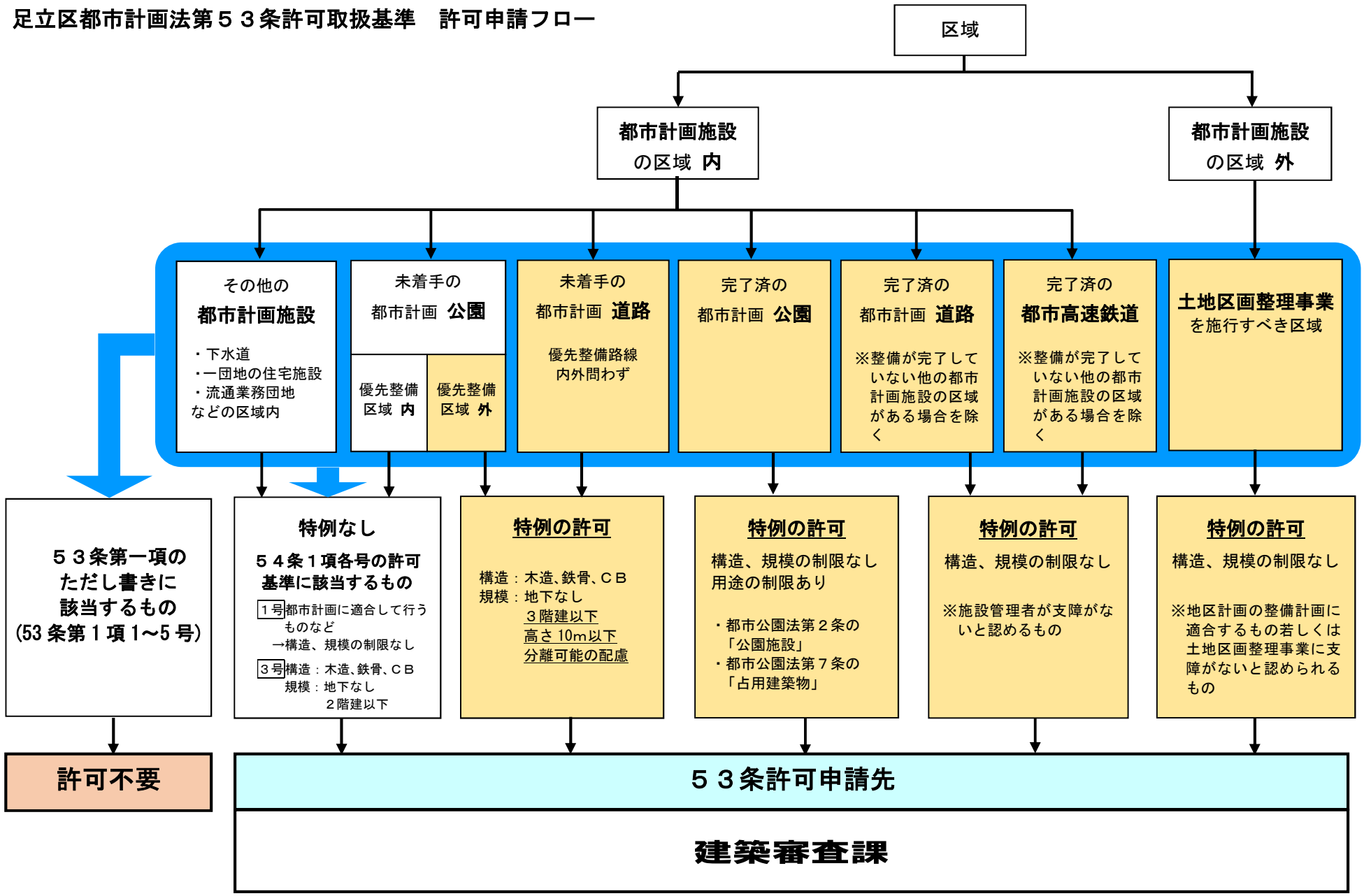足立区都市計画法第５３条許可取扱基準　許可申請フロー