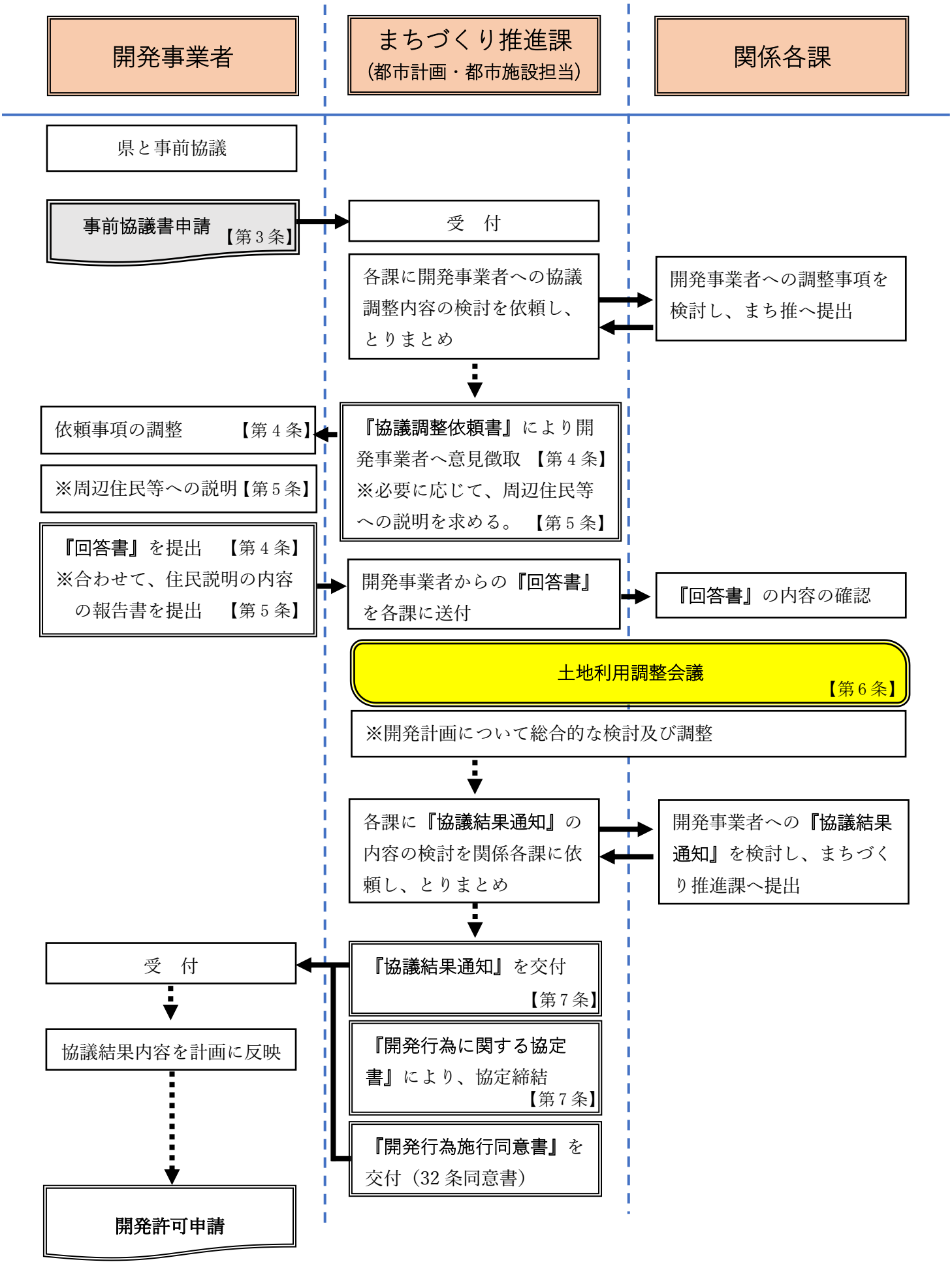開発行為事前協議手順フロー